



Planning Commission

Meeting Agenda

Monday, April 1, 2024 at 5:30 pm

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

In-Person Meeting

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings>) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).

Public Comments:

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commissioners by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, (PLEASE NOTE NEW PUBLIC COMMENT EMAIL ADDRESS) or (2) the **eComment** link on the City's agenda website (<https://carpinteriaca.gov/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Please note that the City will make every effort to make the meeting accessible; however, if one of the above attendance/viewing or public comment options is

unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

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

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

NEW PUBLIC HEARING

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

Review Procedure:

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

1) Bono Duplex Addition & Remodel

Planner: Syndi Souter

Project # 23-2237-CUP/CDP/ARB

Address: 4788 & 4792 Dorrance Way

Applicant: Dylan Chappell, architect, for Brandon Bono & Lorraine Pulido

Hearing at the request of Dylan Chappell, architect, for Brandon Bono and Lorraine Pulido to consider Project 23-2237-CUP/CDP/ARB (application filed July 21, 2023) for approval of a Conditional Use Permit and a Coastal Development Permit to construct a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and to convert an existing 354 square-foot carport into a two-car garage 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 003-435-006, addressed as 4788 and 4792 Dorrance Way.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 2) Architectural Review Board Meeting Minutes of January 25, 2024 and February 15, 2024
- 3) City calendar for the month of April, 2024
- 4) Planning Activity Report as of March 29, 2024
- 5) Building Permit Report as of March 29, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY MAY 6, 2024

ADJOURNMENT

NOTES

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

If you challenge any of the Planning Commission's decisions related to the agenda items above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence to the Planning Commission prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (Lorenae@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, March 28, 2024 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: April 1, 2024

ITEM FOR CONSIDERATION

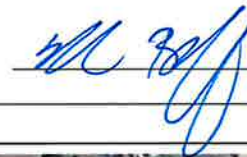
Bono Duplex Addition & Remodel
Project 23-2237-CUP/CDP/ARB

Request to approve a Conditional Use Permit and a Coastal Development Permit to construct a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and to convert an existing 354 square-foot attached carport into a two-car garage; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

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


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owners: Brandon Bono & Lorraine Pulido

Agent: Dylan Chappell, Architect

Project Location: 4788 & 4792 Dorrance Way

APN: 003-435-006

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-002, thereby approving Project 23-2237-CUP/CDP/ARB to construct a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and to convert an existing 354 square-foot attached carport into a two-car garage; 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 would allow the construction of a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and the conversion of an existing 354 square-foot attached carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The project would benefit the unit addressed as 4788 Dorrance Way with the addition of a new primary suite and an interior remodel. The maximum height of the duplex would be 21.5-feet above existing grade. New exterior finishes, doors, and windows are also proposed for the entire structure. New landscaping, hardscape, and fencing is proposed for the entire parcel.

Conditional Use Permit: The existing duplex is considered legal-nonconforming with respect to the currently required front, side, and rear setbacks. The proposed project includes structural alterations to portions of the duplex located within the required setbacks; therefore, a Conditional Use Permit is required.

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

Project Plans are included as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics and Background

The project site is located at the northwest corner of the intersection of Holly Avenue and Dorrance Way. The 4,400 square-foot lot is presently developed with a single-story duplex with the units connected by a two-car carport. The unit addressed as 4788 Dorrance Way is 896 square feet in size and the unit addressed as 4792 Dorrance Way is 531 square feet in size. Historically, the two units have been connected by a narrow, unpermitted hallway that was constructed along the back wall of the carport. Along the street frontages, the property is surrounded by white fencing ranging from 32-inches to six-feet in height.

The unit at 4792 Dorrance Way is the original residence that was constructed on the property, and was built sometime prior to 1949. An attached one-car carport was constructed in 1949 under variance no. 49-V-10 and building permit no. 1136. The variance allowed the carport to be constructed in-line with the existing residence with a reduced (then) front yard setback of 15-feet from Dorrance Way and a reduced (then) rear yard setback of 3.5-feet from the property line. Note that those setbacks are now considered the street-side setback and side setback, respectively, under the current Carpinteria Municipal Code.

The second unit at 4788 Dorrance Way was originally constructed in 1954 under building permit no. 2532. The original carport was demolished and reconstructed in 1977 under building permit no. 1277, which is the present two-car carport connecting the two units. Two subsequent additions have been constructed on the unit: a laundry room addition in 1985 under building permit no. 3032, and a bedroom addition in 1993 under building permit no. 5332. Although the majority of the improvements on the property have building permits, portions of the existing structure are considered legal non-conforming because they encroach into the now-required setbacks.

The project site is located in the Beach Neighborhood (Community Design Subarea 1), comprised of a mix of single-family and multi-family residences. The property is surrounded on three sides by two-story residences. Across Holly Avenue from the subject property are several small single-story single-family residences. The general vicinity contains several two-story residential structures, comprised of apartments, condominiums, and single-family dwellings.

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

Architectural Review Board

On April 27, 2023, the Architectural Review Board (ARB) reviewed a conceptual proposal for this property (Project #23-2199-CON). The scope of the concept was very similar to the current proposal and included a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex with the 354 square-foot carport proposed to remain. The Board's reaction to the conceptual proposal was generally positive, with comments to enclose the carport to become a two-car garage, add a deck/balcony to the front of the second-story addition, include a landscaping plan with the formal application submittal, support for the proposed blue entry doors, and to be mindful of Sea Level Rise and flooding impacts with the project design.

As part of the formal Conditional Use Permit and Coastal Development Permit application submittal, the plans were revised to address the ARB's comments from the conceptual review and included: 1.) conversion of the carport to a garage, 2.) the addition of a balcony to the front of the second-story addition, 3.) keeping the blue entry doors, and 4.) a new hardscape/landscaping plan for the property.

The updated project received preliminary review by the ARB on December 14, 2023 and the Board was supportive of the revisions to the plans as proposed. The main comment from the Board was to study the addition of vines along the fences fronting Dorrance Way and Holly Avenue, and along the northern property line. The landscaping plans have since been revised to include vines on the front fences along Dorrance Way and Holly Avenue. The addition of vines to the fence on the northern property line was determined to be infeasible by the project's landscape architect.

The ARB Meeting Minutes from April 27, 2023 and December 14, 2023 are included as Attachment B, the Conceptual Architectural Plans are in Attachment C, and the Story Pole Photographs can be found in Attachment D.

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 a small addition, conversion of an attached partially-enclosed carport to a garage, structural alterations, and an interior remodel to an existing duplex. The proposed 371 square-foot addition would be less than 50% of the existing floor area and is less than 2,500 square-feet in size, the structure would remain as a duplex within the same building footprint, and no change of use 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.

For more detail, see the attached Notice of Exemption included as Attachment E.

V. ANALYSIS

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

Carpinteria Municipal Code (CMC)

A duplex is a permissible use in the PRD-20 zone district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission. Additions to permitted structures are subject to the same permitting requirements. The following table identifies the project's conformance with applicable Planned Residential Development District requirements:

Standard	Requirement/Allowance	Proposal
Setbacks Front (Holly Avenue)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Existing: 42.33 feet from centerline; 2.33 feet from property line* Proposed: 52 feet from centerline; 12 feet from property line*

Street Side (Dorrance Way)	10 feet	Existing: 13.75 Proposed: No change
Side (North)	5 feet	Existing: 4 feet* Proposed: No change
Rear (West)	15 feet	Existing: 14.5 feet* Proposed: No change
Height	30 feet	Existing: 14.5 feet Proposed: 21.5 feet
Building Coverage	50% max. (2,200 square feet)	Existing: 40% (1,781 square feet) Proposed: No change
Common Open Space	20% min. (880 square feet)	Existing: 48% (2,068 square feet) Proposed: 24.5% (1,080 square feet)
Density	2 units max. (20 units/acre)	Existing: 2 units Proposed: No change
Parking	3 spaces (2 covered + 1 uncovered)	Existing: 2 spaces in a carport* Proposed: No change

**The existing duplex is considered legal non-conforming with respect to: the required front, side, and rear setbacks; and parking. Please see the discussion below.*

Legal Non-conforming Setbacks & Parking

The existing duplex is legal non-conforming with respect to: the required front, side, and rear setbacks; and parking. The existing duplex encroaches 17.67 feet into the front yard setback, one-foot into the side yard setback, and six-inches into the rear yard setback. The proposed project would demolish a portion of the duplex and a wooden deck that encroach into the front yard setback, reducing the front yard setback encroachment to 7.5 feet. The legal nonconforming encroachments into the required side and rear setbacks would remain unchanged. The project site also contains only two parking spaces within the carport, whereas a minimum of three onsite parking spaces are required per the current code. The proposed second-story addition would comply with the current setback requirements and additional parking would not be triggered as the affected unit would continue to contain a total of two bedrooms.

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.¹ The relevant section from Chapter 14.82 is provided below:

§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 residential structure including structural repairs, remodels, additions and similar new construction to a residential unit or units (such as the proposed duplex addition 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 duplex is legal-nonconforming in terms of the front setback, side setback, rear setback, and parking. The proposed project entails a second-story addition, an interior remodel, and conversion of the existing carport to a garage, including structural alterations to the portions of the duplex within the required setbacks. The proposed new construction would comply with all applicable development standards (e.g., current required setbacks, height, etc.). Exterior alterations, including new doors, windows, and finishes are also proposed. The duplex would maintain the existing building footprint. The total number of bedrooms would remain the same. Overall, the proposed project would update the livability of both duplex units without materially affecting the intensity of the use of the property; thus, the Commission could find that the project would not have an adverse impact on the surrounding neighborhood.

¹ 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.

- 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 a duplex. The project would not result in a net increase to the number of units maintained on the property, nor would it result in an increase to the number of total bedrooms in the duplex; 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 duplex to be upgraded with expanded living space within the existing building footprint. 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 construct the addition, convert the carport to a garage, and remodel the duplex.

General Plan/Coastal Land Use Plan

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

Land Use Element

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

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

The proposed addition is in keeping with the “beachy” character of the neighborhood, and the project will enhance the aesthetics and livability of the duplex. The existing duplex on the subject property is representative of the small, older structures that give the Beach neighborhood its distinctive “small beach town” charm. The project would preserve and enhance these characteristics, while constructing a small second story with a balcony overlooking the street. The project received a preliminary

recommendation for approval from the ARB, and has been found consistent with the applicable policies of the Community Design Element, as discussed in detail below.

Community Design Element

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

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

The proposed project would change the scale of the existing cottage style duplex from a one-story structure to a two-story structure. The proposed second-story addition would be centered over the existing structure. The proposed height of the two-story addition would be 21.5 feet, which is relatively low for two-story construction. The property is surrounded on three sides by two-story residential structures, and the immediate neighborhood includes a mix of one- and two- story structures. The proposed design and size of the second-story addition is not out of character with other homes in the neighborhood. As such, staff feels that the proposal is consistent with the above objectives.

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

Given that the property is surrounded on three sides by two-story structures, the proposal is not expected to significantly impact public views of the mountains. Views of the Pacific Ocean are not available from the project 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 frontages designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria’s streetscape.*

The project site has street frontages on Dorrance Way and Holly Avenue. Although Holly Avenue is technically the “front” of the property, the front doors and driveway are located off Dorrance Way. Views from the Holly Avenue frontage would be enhanced by the new low fencing and landscaping. The Dorrance Way frontage, which functionally serves as the front yard for the units, would be more welcoming with the new uniform fencing and entry walkways. As part of the project, new covered porches are proposed over each entry, which would help to further animate this frontage and draw attention to the units’ respective front doors. The existing carport would become a garage with new doors facing the street, and would be further animated with the balcony above. Architecturally, the proposal would update the duplex to be more consistent with other two-story residential structures in the area.

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

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

The proposed exterior light fixture is shown on Sheet G1.0 of the plans in Attachment A, Exhibit 2. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

Subarea 1 (Beach Neighborhood) Objectives and Policies

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

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

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

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

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

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

The proposal is designed to match the existing cottage style architecture, which is consistent with the “small beach town” image of the neighborhood. The new garage doors would not dominate the Dorrance Way elevation. The new dormers over the front doors of the units add charm to the entrances. Although the proposed second story is not entirely stepped back from the ground floor on all sides, the proposed covered balcony over the garage provides horizontal relief on the Dorrance Way elevation. The open gable ends of the roof mimic the existing roof lines, and the large dormer over the balcony on the second story adds dimension to the roof.

Beach Neighborhood Residential Design Guidelines

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

The proposal complies with DG 1 and substantially complies with the City’s Solar Access Guidelines, as shown on the East Elevation on Sheet A3.0 of the architectural plans in Attachment A, Exhibit 2.

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

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

The massing of the proposed addition is balanced with the second story located over the central portion of the structure. The dormers and other architectural details are unique to this property, but consistent with the design of other residential structures in the neighborhood. Overall, the proposed cottage style of architecture is consistent with the “small beach town” character.

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

The front of the proposed second-story addition would be physically flush with the ground floor below. However, a covered balcony would extend out 3.5 feet over the garage doors, which would provide visual relief. The design appears to meet the intention of DG 5 without being stepped back by three feet.

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

The maximum height of the proposed addition would be 21.5 feet, so the project complies with DG 7.

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

The building façade along Dorrance Way is 82.17 feet in length. The proposed fenestration includes a variety of window and door sizes, and a second-story balcony, which add variation to the elevation. The face of the garage is off-set by one-foot in front of the residential units. Additionally, the dormers add additional articulation to the structure. Second floor massing would somewhat mimic the ground floor, with the larger dormer area and balcony stepping out forward of the adjacent wall planes.

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

The existing gable roof runs east-west with the open end facing the frontage on Holly Avenue. The roof of the proposed addition would run the same, with an intersecting large dormer that faces Dorrance Way. The pitch of the roof over the proposed second story is 6:12, which is steeper than the existing 3.5:12 roof pitch over the one-story portions of the building. The proposal would eliminate the existing flat roof over the existing carport.

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

DG 14: *Multi-unit residential buildings should include frontages that are welcoming to residents and visitors from the street. These frontages may include courtyards or gateways and should allow residents and visitors to interact with the surrounding public realm.*

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

DG 16: *Dwellings on corner lots should be designed with street-oriented facades on both street frontages.*

As discussed previously, the primary street frontage for this property is along Dorrance Way. The low picket fence, entry walkways/paths to the front doors, new garage doors, and proposed dormers add welcoming features to the property. The existing decks along the street frontages would be removed as part of the proposal. The Holly Avenue frontage would have a kitchen door facing the street without a pathway from the street to the door.

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

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

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

The existing lot is relatively small and narrow, so it would not be feasible to relocate the covered parking to the rear of the property. Although the proposal includes enclosing the carport with garage doors, the garage would occupy 20-feet, or approximately 21%, of the Dorrance Way elevation, so it would not dominate the public views.

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

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

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

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

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

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

The cottage style of architecture is popular in Carpinteria, and the proposed exterior alterations and second story addition would enhance the existing structure. The proposed details, including the dormers, exposed roof eaves, balcony, and stone accents are all typical of the style. The fenestration is not uniform, which adds visual interest to the structure. The proposed second-story bedroom windows would have sill heights of 4.5 feet, which would minimize potential privacy impacts with neighbors. The proposed second-story covered balcony with the door and windows facing the street is consistent with DG 26.

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

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

The preliminary plans include a landscaping plan that includes hardscape improvements for the project. The landscaping plan would focus plantings around the perimeter of the property and along the entrances to the duplex. Public Works may have comments in the future regarding the proposed materials (decomposed gravel and pea gravel) in the street right-of-way.

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

DG 35: *Where the side yard faces a street on a corner lot, the rear yard portion of the street side fence may be solid and up to six feet in height.*

The landscaping/hardscape plan includes the removal of the existing mixture of fencing and replacement with a new uniform 3.5-foot-tall cedar picket fence along the street frontages and a new 6-foot-tall wooden fence along the western property line. The proposed fencing is consistent with these design guidelines.

DG 36: *Outdoor lighting should include:*

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

The proposed exterior light fixture is shown on Sheet G1.0 of the plans in Attachment A, Exhibit 2. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure compliance with DG 36.

Safety Element

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

Although the project site is not located in the mapped 100-year floodplain at this time, it is still an area currently vulnerable to flooding impacts. These vulnerabilities are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Project (SLRVAAP), which shows the subject property as being vulnerable to two feet (or more) of SLR by 2060. The City's Interim Sea Level Rise Guidance document (included in Attachment F), defines redevelopment as projects that result in improvements costing more than 50% of the existing structure's market value; or projects resulting in the replacement of more than 50% of the existing structure. If a proposed project exceeded these thresholds, it would qualify as "redevelopment" and be expected to further analyze vulnerability to impacts from sea level rise and identify and implement adaptation strategies to mitigate those potential impacts.

The applicant has provided an appraisal, a construction cost estimate, and a scope of alterations (see Sheet G5.0 of the plans in Attachment A, Exhibit 2) for staff to review and determine if the proposed improvements would constitute "redevelopment." Staff has reviewed the documents and has determined that the proposal would not constitute "redevelopment" because the cost of improvements

would be 31.2% of the existing structure's market value and 29% of the existing structure would be replaced, both of which are below the 50% thresholds. In the event these thresholds are exceeded via project revisions or during future construction activities, that would trigger the need for a Coastal Hazards Study and SLR mitigation measures. Such mitigation measures could include, but may not be limited to, raising the finished floor elevation and constructing breakaway walls around the foundation.

The appraisal and construction cost estimate are attached for reference in Attachment G.

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

The proposed project would not result in a net increase of dwelling units. Therefore, this residential project is not subject to Development Impact Fees payable to the City. Other agencies and districts may, however, charge mitigation or service fees triggered by the proposed upgrades.

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-24-002, thereby approving Project 23-2237-CUP/CDP/ARB to construct a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and to convert an existing 354 square-foot carport into a two-car garage; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3.
(Staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

<u>Attachment A</u>	Resolution PC-24-002 Exhibit 1 – Findings Exhibit 2 – Plan Set Exhibit 3 – Recommended Conditions of Approval
<u>Attachment B</u>	ARB Meeting Minutes from April 27, 2023 and December 14, 2023
<u>Attachment C</u>	Conceptual Architectural Plans (Superseded)
<u>Attachment D</u>	Story Pole Photographs
<u>Attachment E</u>	CEQA Notice of Exemption
<u>Attachment F</u>	Interim Sea Level Rise Guidance Documents
<u>Attachment G</u>	Appraisal and Construction Cost Estimate

Attachment A
Resolution PC-24-002

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

RESOLUTION NO. PC-24-002

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT 23-2237-CUP/CDP/ARB TO ALLOW A SECOND-STORY ADDITION
AND A REMODEL TO AN EXISTING LEGAL-NONCONFORMING DUPLEX
LOCATED AT
4788 & 4792 DORRANCE WAY (APN 003-435-006).**

REQUESTED BY BRANDON BONO & LORRAINE PULIDO

WHEREAS, the City of Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Brandon Bono and Lorraine Pulido on July 21, 2023 to allow a second-story addition and a remodel to an existing legal-nonconforming duplex; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on October 17, 2023; and

WHEREAS, the Carpinteria Architectural Review Board has considered the proposed project on December 14, 2023 and recommended preliminary approval; 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 a small addition, conversion of a carport to a garage, and a remodel to an existing duplex; 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 1st day of April 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Glenn La Fevers, 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 1st day of April 2024.

Attachment A
Exhibit 1:
Findings for Approval

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

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

**PLANNING COMMISSION HEARING
PROJECT 23-2237-CUP/CDP/ARB
APRIL 1, 2024**

**BONO DUPLEX ADDITION & REMODEL
REQUESTED BY BRANDON BONO & LORRAINE PULIDO**

**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 July 21, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on October 17, 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 and recommended for approval by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.

- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property 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 a small addition, conversion of an attached partially-enclosed carport to a garage, structural alterations, and an interior remodel to an existing duplex. The proposed 371 square-foot addition would be less than 50% of the existing floor area and is less than 2,500 square-feet in size, the structure would remain as a duplex within the same building footprint, and no change of use 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 April 1, 2024 and hereby incorporated into these Findings by reference, the project includes a second-story addition, conversion of a carport to a garage, and a remodel to an existing legal-nonconforming duplex. The duplex is legal-nonconforming as to the front setback, side setback, rear setback, and parking. Some of the proposed work includes structural alterations to portions of the duplex located within the required setbacks, and therefore requires that a Conditional Use Permit be approved to allow the addition and remodel.

The existing site is a small corner lot that was developed with two small dwelling units that were eventually connected with a carport, and is typical of the types of structures originally built in the City's Beach Neighborhood. 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 addition and remodel would improve the livability of the existing duplex without increasing the footprint or intensity of the existing use. The existing legal-nonconforming condition (i.e., a duplex with setback encroachments) would be maintained. Allowing the addition and 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 at the corner of Holly Avenue and Dorrance Way, and is adequately served by the existing street network in the area. The proposed addition and remodel will not generate any new traffic or parking demands as no new dwelling units or additional bedrooms are proposed. The project would therefore continue to 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 addition 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, all of which are currently provided to the property. 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 a modest second-story addition, conversion of a carport to a garage, and a remodel to an existing duplex. The project would not increase the habitable capacity nor increase the number of bedrooms in the duplex. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the duplex 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 livability of the duplex would be improved. The project design and aesthetics were reviewed by the City's Architectural Review Board and found to be consistent with all applicable design criteria for the Beach Neighborhood. 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 a second-story addition, carport enclosure, and a remodel to an existing duplex. The duplex is legal-nonconforming as to setbacks and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations proposed as part of the project. As discussed in the Planning Commission staff report dated April 1, 2024 and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design, Safety, and Noise Element Objectives and Policies in that the project involves upgrades to an existing duplex in its present location and footprint. As the existing duplex 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 duplex will not change. As part of project review, the project applicant satisfactorily demonstrated that the project would not qualify as substantial redevelopment under the City's interim sea level rise guidance; nevertheless, standard conditions related to indemnification and disclosure of sea level rise risk have been placed on the project. Similarly, standard construction conditions have been included to avoid nuisance-related construction impacts on surrounding land uses and to be consistent with applicable Noise Element policies.

- 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 an addition, carport conversion, and a remodel to a duplex 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 April 1, 2024 and hereby incorporated into these Findings by reference, the property and the subject duplex are legal-nonconforming in terms of setbacks and parking requirements. The proposed project would entail a second-story addition, an interior remodel, and conversion of the existing carport to a garage, including structural alterations to the portions of the duplex within the required setbacks. Exterior alterations, including new doors, windows, and finishes are also proposed. The duplex would maintain the existing building footprint and the total number of bedrooms would remain the same. Overall, the proposed project would update the livability of both duplex units without intensifying the use. The design and aesthetics of the project were considered and recommended for approval by the City's Architectural Review Board, and were found to be consistent with all applicable design criteria. In light of these factors, it is not anticipated that the proposed project 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 a duplex. The project would not result in a net increase to the number of units maintained on the property, nor would it result in an increase to the number of total bedrooms in the duplex; 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 duplex 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 duplex is a contributing example of the smaller, historic structures that help create the beach neighborhood's "small beach town character," and would provide long-term housing. Approval of the Conditional Use Permit would allow the owners to upgrade the duplex with expanded living space within the existing building footprint. 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 a second-story addition, the conversion of a carport to a garage, and a remodel to an existing duplex. The existing duplex 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 April 1, 2024 and hereby incorporated by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design Element, Safety, and Noise Elements Objectives and Policies in that the project involves a small addition and improvements to an existing duplex, which would remain in its present building footprint. As the proposed improvements are comparable to other development in the area, 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**

**Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB**

April 1, 2024

4788 & 4792 DORRANCE

DARK SKY COMPLIANT LIGHT FIXTURE

Product Information

Model: KICHLER
SKU: KICHLER
Dimensions: 11" H x 11" W x 11" D
Weight: 1.5 lbs
Material: Aluminum
Finish: Matte Black
Light Source: LED
Beam Angle: 110°
Color Temperature: 3000K
Power Consumption: 10W
IP Rating: IP65
Mounting: Pole Mount
Adjustable: Yes
Dimmable: Yes
Warranty: 5 Years

Features:

- Dark Sky Compliant
- Adjustable Arm
- Adjustable Head
- Adjustable Base
- Adjustable Mounting Pole

Images:

VICINITY MAP



CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA LANDMARKS CODE
2022 CALIFORNIA HISTORIC PRESERVATION CODE

SPECIAL INSPECTIONS

1. FOUNDATION
2. STRUCTURAL
3. ELECTRICAL
4. MECHANICAL
5. PLUMBING
6. FIRE
7. LANDMARKS
8. HISTORIC PRESERVATION

SPECIAL INSPECTIONS SEE SHEET 111 STRUCTURAL OBSERVATION PROGRAM FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER: DORRANCE
ARCHITECT: CHAPPELL ARCHITECTURE
ENGINEER: CHAPPELL ARCHITECTURE
LANDSCAPE ARCHITECT: CHAPPELL ARCHITECTURE

PROJECT INFORMATION

PROJECT NAME: 4788 & 4792 DORRANCE
PROJECT ADDRESS: 4788 & 4792 DORRANCE
PROJECT CITY: MANHATTAN, CA 94041
PROJECT COUNTY: ALAMEDA
PROJECT ZIP: 94041

SCOPE OF WORK

1. ARCHITECTURAL
2. ELECTRICAL
3. MECHANICAL
4. PLUMBING
5. FIRE
6. LANDMARKS
7. HISTORIC PRESERVATION

LAND DEVELOPMENT NOTES

1. ARCHITECTURAL
2. ELECTRICAL
3. MECHANICAL
4. PLUMBING
5. FIRE
6. LANDMARKS
7. HISTORIC PRESERVATION

CONDITIONS OF APPROVAL

1. ARCHITECTURAL
2. ELECTRICAL
3. MECHANICAL
4. PLUMBING
5. FIRE
6. LANDMARKS
7. HISTORIC PRESERVATION

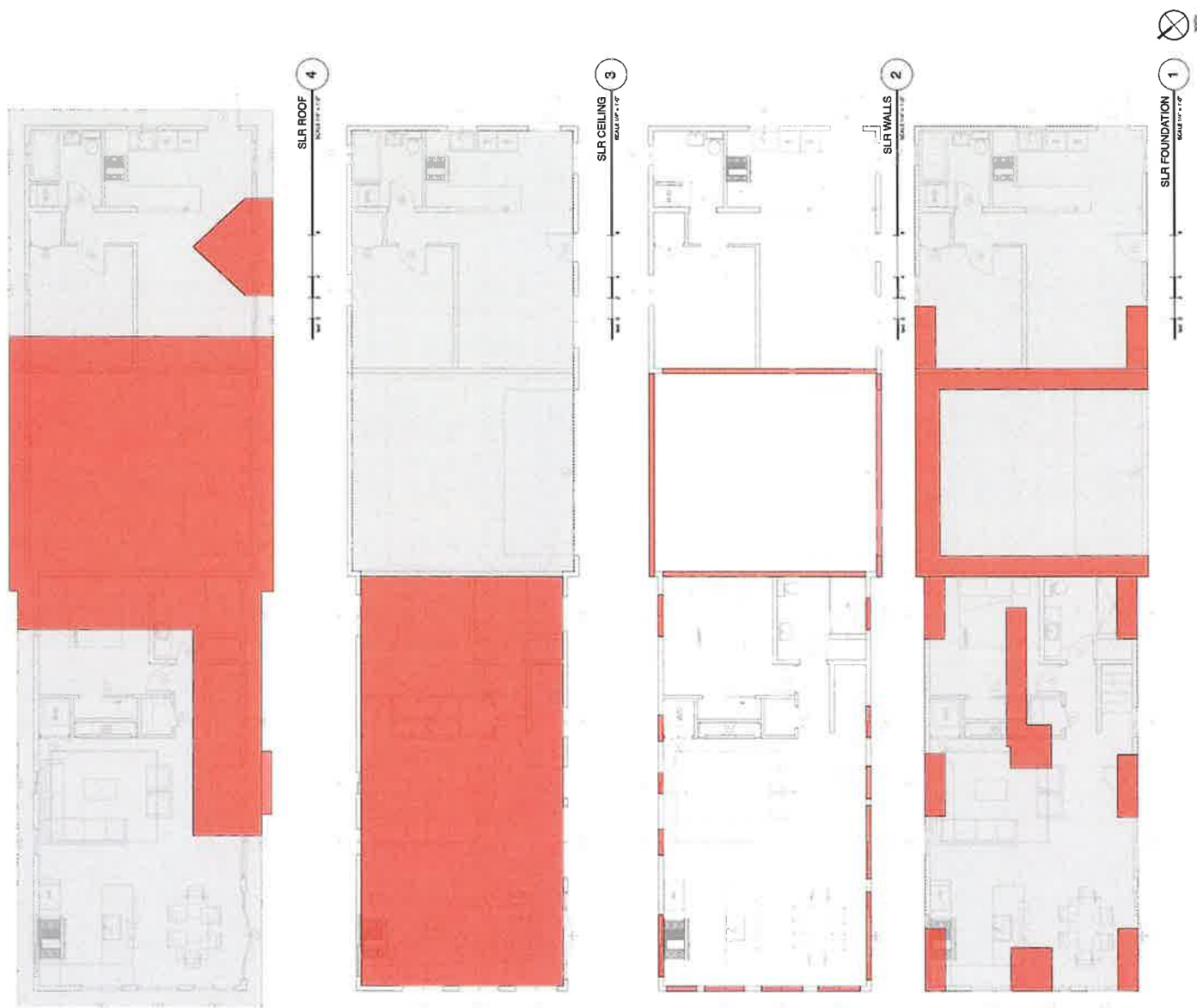
UNDERSTANDING PERMIT

1. ARCHITECTURAL
2. ELECTRICAL
3. MECHANICAL
4. PLUMBING
5. FIRE
6. LANDMARKS
7. HISTORIC PRESERVATION

UNDERSTANDING PERMIT

1. ARCHITECTURAL
2. ELECTRICAL
3. MECHANICAL
4. PLUMBING
5. FIRE
6. LANDMARKS
7. HISTORIC PRESERVATION

NO.	DESCRIPTION	DATE
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2		
3		
4		
5		
6		
7		
8		
9		
10		

[illegible]

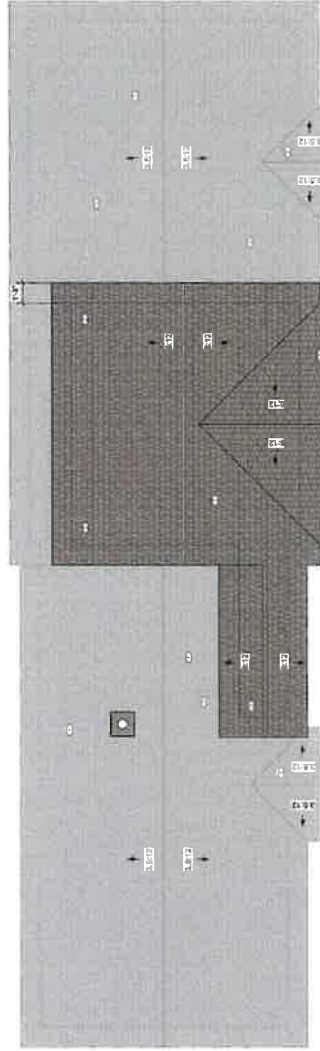
SEALINE WIRE CONDUITS		
ROOF	100%	0.00
CEILING	100%	0.00
WALLS	100%	0.00
FLOORING	100%	0.00
MECHANICAL	100%	0.00
PLUMBING	100%	0.00
ELECTRICAL	100%	0.00
PAINTING	100%	0.00
LANDSCAPING	100%	0.00
OTHER	100%	0.00
TOTALS	100%	0.00

ICC REPORTS



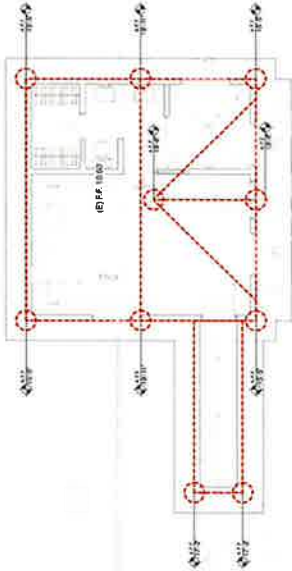
ROOF KEY NOTES

- CD ROOF MATERIAL CLASS 1, CEILING FINISHES, RESIDENTIAL SHIMS;
- CD NEW ROOF AREA
- CD GUTTERS AND DOWNSPOUTS, GUTTERS AND DOWNSPOUTS TO BE INSTALLED CONFORMING TO
- CD EXISTING ROOF AREA, REPAIR WITH MATERIAL CALLED OUT ABOVE.



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

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



DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 07/12/23

REVISION	NO	DESCRIPTION	DATE
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

ROOF PLAN
A2.1

CHAPPELL
ARCHITECTURE
CONSULTANTS
705 20th St
Carlsbad, CA 92008
619.433.1077

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

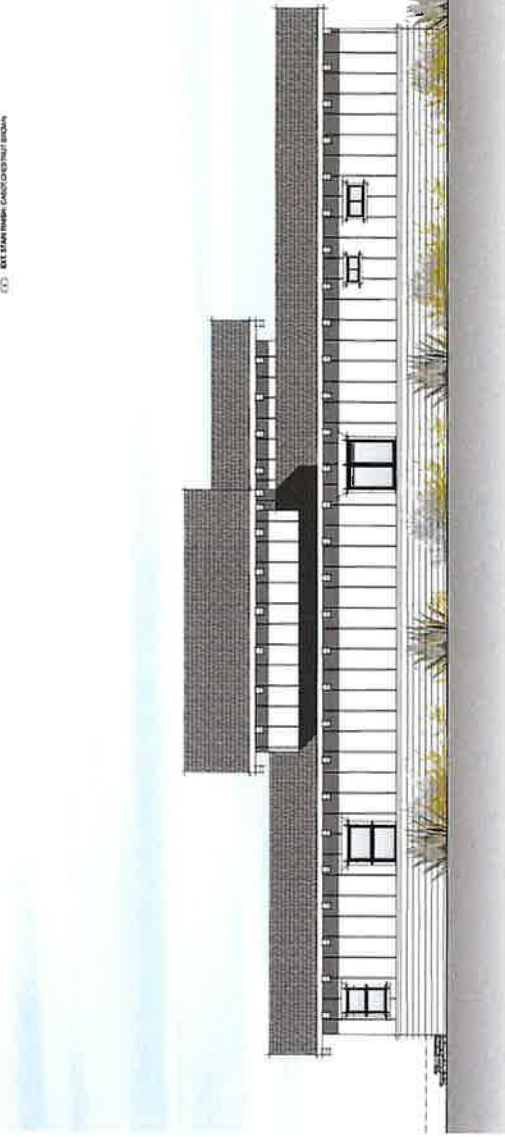
KEY NOTES

- EXT FINISH HARD BOARD AND BATT BOARD, CLASSIC WHITE OVALS
 EXT FINISH HARD BOARD, SMOKE CEDARIMB, CLASSIC WHITE OVALS
 WINDOWS AND DOORS, SMOKE CEDARIMB, CLASSIC WHITE OVALS
 SEE LIGHTING, CANNOPY COMPLAINT, SEE SPEC GR 4
 SEE WOODS AND TOM FINISH
 DOWN LEAVES, CLASSIC WHITE OVALS
 RIDGE CLASS A, CEILING, PULS, DUAL SHINE
 CROWN, CROWN, DUAL
 BAMBOSTONE, VENEER, NATURAL, SANDS, TONE
 VENEER
 EXT. STAIN FINISH, SANDS, TONE, TONE, TONE



EAST ELEVATION

4

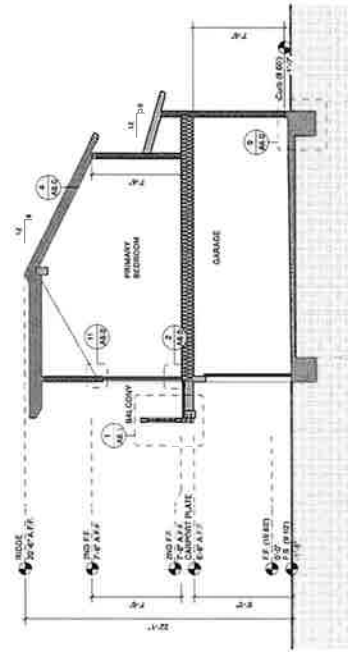


NORTH ELEVATION



SOUTH ELEVATION

DOOR SCHEDULE						Material	Door Data	Notes
Mark	Width	Height	Thickness	Door	U-VALUE	FIN	Model No.	Accessories/Comments
1	3'0"	6'8"	1 3/4"	Swing Sliding				
2	3'0"	6'8"	1 3/4"	Swing Sliding				
3	3'0"	6'8"	1 3/4"	Swing Sliding				
4	10'0"	8'0"	1 3/4"	Swing Sliding				
5	2'6"	6'8"	1 3/4"	Swing Sliding				
6	2'6"	6'8"	1 3/4"	Swing Sliding				
7	3'0"	6'8"	1 3/4"	Swing Sliding				
8	2'6"	6'8"	1 3/4"	Swing Sliding				
9	2'6"	6'8"	1 3/4"	Swing Sliding				
10	2'6"	6'8"	1 3/4"	Swing Sliding				
11	3'0"	6'8"	1 3/4"	Swing Sliding				
12	3'0"	6'8"	1 3/4"	Swing Sliding				
13	2'6"	6'8"	1 3/4"	Swing Sliding				
14	2'6"	6'8"	1 3/4"	Swing Sliding				
15	2'6"	6'8"	1 3/4"	Swing Sliding				
16	2'6"	6'8"	1 3/4"	Swing Sliding				
17	2'6"	6'8"	1 3/4"	Swing Sliding				
18	2'6"	6'8"	1 3/4"	Swing Sliding				
19	2'6"	6'8"	1 3/4"	Swing Sliding				
20	2'6"	6'8"	1 3/4"	Swing Sliding				
21	2'6"	6'8"	1 3/4"	Swing Sliding				
22	2'6"	6'8"	1 3/4"	Swing Sliding				
23	2'6"	6'8"	1 3/4"	Swing Sliding				
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30	2'6"	6'8"	1 3/4"	Swing Sliding				
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34	2'6"	6'8"	1 3/4"	Swing Sliding				
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36	2'6"	6'8"	1 3/4"	Swing Sliding				
37	2'6"	6'8"	1 3/4"	Swing Sliding				
38	2'6"	6'8"	1 3/4"	Swing Sliding				
39	2'6"	6'8"	1 3/4"	Swing Sliding				
40	2'6"	6'8"	1 3/4"	Swing Sliding				
41	2'6"	6'8"	1 3/4"	Swing Sliding				
42	2'6"	6'8"	1 3/4"	Swing Sliding				
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59	2'6"	6'8"	1 3/4"	Swing Sliding				
60	2'6"	6'8"	1 3/4"	Swing Sliding				
61	2'6"	6'8"	1 3/4"	Swing Sliding				
62	2'6"	6'8"	1 3/4"	Swing Sliding				

[illegible][illegible]

CROSS SECTION / SITE SECTION

[illegible]

Item	Description
1.	Existing concrete transformer pad
2.	Existing drainage flow line
3.	Existing power pole
4.	Existing fire hydrant
5.	Existing concrete driveway
6.	Existing 2" steel gas main
7.	Existing 32" HT wood fence to be removed
8.	Existing edge of pavement
9.	Existing back yard fence to remain

Proposed Keynotes

- 1. Gx8 BBQ
- 2. Monitor site Cherokee Creek. Hapstone with 3" gravel gaps
- 3. Gx8 Fire Pit
- 4. Concrete Patio
- 5. Custom steel gate
- 6. Bistro string lights over BBQ and picnic table
- 7. Integral colored concrete driveway. Color TBD
- 8. 42" HT pocket fence. See detail 2, this sheet
- 9. Bower site to climb up and over garage. Provide steel cable support.
- 10. 3/8" Handrail Gx8 Gravel much
- 11. Cut Cherokee Creek Hapstone on reinforced concrete base
- 12. Decomposed granite
- 13. 6" HT side yard fence

(E)	existing
FI	proposed
A	approximate
SIM	similar
SMA	smaller
TYPE	typical
L	linear
F	factor
W	wavelength
MAX	maximum
MIN	minimum
ON	on center
D	diameter
HGT	height
DETERM	determined
TYPE	typical
LA	landscape acriced
C.W.	limit of work
COPIED	copied
QUANTIC	quantified graphic

Materials Legend

DG parking, Color tbd

ardscape and Layout Notes

Dimensions shown are subject to varying conditions and must be verified in the field by the Contractor. The locations and extent of piling must be confirmed by the Contractor, and any necessary adjustments made in consultation with the Owner prior to construction.

Contractor shall confirm all field dimensions and conditions prior to the start of construction. Any discrepancies with plans shall be reported to the Owner.

Contractor shall make no modifications to material or method of installation as required by local codes, and shall notify the Owner of such changes.

Contractor shall provide steel-casing for migration under proved areas to access all existing areas.

Contractor to provide positive drainage from all existing structures.

Test: Contractors to dig 25% or shallower, water for 48 hours. Clear outer 48 inches. Dig in color 200 + water. If no record is able to a light "brained" answer

to be used:

coordinator coordination with steel gate area to assure correct spacing and post requirement. May need steel posts at gate opening

operator. Strong. The post must not contribute. The post must not

Section/Elevation





Attachment A
Exhibit 3:
Recommended Conditions of Approval

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

**PLANNING COMMISSION HEARING
PROJECT 23-2237-CUP/CDP/ARB
4788 & 4792 DORRANCE WAY (APN 003-435-006)
APRIL 1, 2024**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
BONO DUPLEX ADDITION & REMODEL**

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

PROJECT DESCRIPTION

1. This 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 April 1, 2024), 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 the construction of a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and the conversion of an existing 354 square-foot attached carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The project would benefit the unit addressed as 4788 Dorrance Way with the addition of a new primary suite and an interior remodel. The maximum height of the duplex would be 21.5-feet above existing grade. New exterior finishes, doors, and windows are also proposed for the entire structure. New landscaping, hardscape, and fencing is proposed for the entire parcel.

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

duplex 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 duplex.

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. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.
5. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design

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

6. 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.
7. By acceptance of this Conditional Use Permit and Coastal Development Permit, the Applicant/Owner acknowledges and agrees, on behalf of itself and all successors and assigns:
 - a. Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, and interaction of the same;
 - b. Assume Risks: To assume the risks to the Applicant/Owner and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development;
 - c. Waive Liability: To unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such coastal hazards;
 - d. Indemnification: To indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards;

- e. **Permit Intent:** The intent of this permit is to allow for the approved project to be constructed and uses consistent with the terms and conditions of this permit for only as long as it remains reasonably safe for occupancy and use without additional substantive measures beyond ordinary repair and/or maintenance to protect it from coastal hazards, and for only as long as the approved project remains on private property;
- f. **Disclosure:** All documents related to any future marketing and sale of the subject property, including but not limited to marketing materials, sales contracts, deeds, and similar documents shall notify buyers of the terms and conditions of this Development Plan Revision and Coastal Development Permit; and
- g. **Property Owner Responsible:** That any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.

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

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

- 8. 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.
- 9. 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.
- 10. 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.

11. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
12. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.
13. 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.

14. 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

15. 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.
16. 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.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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.
22. 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.
23. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
24. 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.
25. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
26. 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.
27. 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.
28. 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.

29. 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

30. Compliance with the attached Departmental and District letters is required as follows:
- a) City of Carpinteria Public Works Department, dated August 21, 2023,
 - b) Carpinteria-Summerland Fire Protection District, dated September 7, 2023,
 - c) Carpinteria Valley Water District Intent to Serve letter dated September 26, 2023, and
 - d) Carpinteria Valley Water District Conditions letter dated September 26, 2023.

Approved by the Planning Commission on April 1, 2024

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: Nick Bobroff, Principal Planner
Community Development Department

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

From: Jesus Montiel, Engineering Technician /s/

Date: August 21, 2023

Subject: 4788 & 4792 Dorrance Way, Project No. 23-2237-CUP/CDP/ARB

The Public Works Department has reviewed the project submittal dated August 1, 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

COMMUNITY DEVELOPMENT
DEPARTMENT

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

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: 23-2237-CUP/CDP/ARB DATE: 7/21/2023

1. Applicant: Dylan Chappell Phone: 805-205-4760

Mailing Address: po box 8291 Email: dylan@dylanchappell.com

City/ State/ Zip Code: Mammoth Lakes, CA 93546

2. Property Owner: Brandon Bono Phone: 805-705-7266

Mailing Address: 4788 Dorrance Email: brandonbono@hotmail.com

City/ State/ Zip Code: Carpinteria, CA 93013

3. Project Address: 4788 & 4792 Dorrance APN: 003-435-006

4. Project Description: AN 823 SQ. FT. REMODEL TO AN EXISTING 1,427 SQ. SINGLE STORY DUPLEX, WITH AN ATTACHED 354 SQ. FT. CARPORT. TO ADD A SECOND STORY ADDITION OF 354 SQ. FT. THERE WILL BE ELECTRICAL MECHANICAL, PLUMBING WORK AND SITE WORK.

5. Existing square footage: (include non-habitable space): 1781

6. Does existing building have a fire sprinkler system? YES ☒ NO ☐

7. Square footage of new construction, remodel, and alterations: 2,152
(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.)

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

Dylan Chappell

Applicant name (print)

Dylan Chappell
Applicant signature

Fire District Use Only

Approved with attached conditions ☒

Approved ☐

Date: 01/04/23

Signed: _____

Todd Jenkins

Comments: _____

Digitally signed by Todd Jenkins
DN: C=US, E=t.jenkins@csfd.net,
O=Carpinteria-Summerland Fire
Protection District, CN=Todd Jenkins
Reason: I am approving this document
Date: 2023.08.07.08:03:08-07:00



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4788 Dorrance Way Carpinteria Ca 93013, August 9, 2023

Location	34.397313, -119.525027
Status	■ Planning Complete
Submittal Date:	August 9, 2023
Project Address/Location:	4788 Dorrance Way Carpinteria Ca 93013
APN:	003-435-006
Project Description:	823 sf remodel and addition of 354 sf second story.
Applicant:	Dylan Chappell
Applicant Address:	PO Box 8291 Mammoth Lakes CA 93546
Applicant Phone Number:	805-205-4760
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	September 7, 2023
Permit Number:	23-2237-CUP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Todd Jenkins
Actions Taken:	Letter sent
Comments:	Addition and remodel of a SFD

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.

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments:	4792 Dorrance not a registered address with assessors office or CSFD. Application for address through CSFD to be submitted at time of building permit review for additional address.
----------------------	--

Water Requirements:

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements:

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

Fees:

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

C. Residential Additions: An additional \$0.521 per square foot of floor space will be assessed on all Single Family Residential development additions.

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

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature

Signed 8/30/2023, 11:03:48 PM UTC

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 26, 2023

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: Request for Intent to Serve Letter regarding proposed project at 4788 & 4792 Dorrance Way (the "Project")

Dear Applicant,

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

The Project proposes to perform an 823 square foot remodel to an existing 1,427 square foot single-story duplex, to add a second story addition of 354 square feet and convert the existing 354 square foot carport into a garage. There will be electrical, mechanical, and plumbing work on site. A total of two dwelling units are proposed, and the project will require one additional water meter.

Permit #: 23-2237-CUP/CDP/ARB

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

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

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

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

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

Very truly yours,
Carpinteria Valley Water District



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 26, 2023

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: 4788 & 4792 DORRANCE WAY; APN 003-435-006; ACCOUNT NUMBER 03-030588-06; PROJECT NUMBER 23-2237-CUP/CDP/ARB; DUPLEX REMODEL/ADDITION; 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.

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

The subject property is currently served by a 0.75" residential master water meter (Account #03-030588-06). Based on the plans dated July 12th, 2023, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- The owner is responsible for all Capital Cost Recovery Fees and Construction Deposits as outlined in Appendix B and Appendix C of the District's Rules and Regulations. Construction Deposits required prior to signing the Building Permit. Capital Cost Recovery Fees due prior to the installation of water meters.
- The owner is responsible for all Water Supply Impact Fees for the project prior to the installation of water meter.
- One additional residential water meter must be installed. All required fees and deposits must be paid ahead of water meter installation.
- All meters and backflow assemblies must be located back of walk and not fall within a path of travel or within a driveway.
- Fire demand and residential demand calculations must be supplied to the District before building permit issuance to ensure the new and existing water meters are adequately sized and/or to properly size an independent fire service if required.
- 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.
- Update the Utility Plan to show the water meter locations. Locations must be approved by the District prior to sign off for building permit issuance.
- Update the Utility Plan to show which meter will be used to serve the landscape area.

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 or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

cc: TCM to account
Brian King, District Engineer

Attachment B
ARB Meeting Minutes from April 27, 2023 and
December 14, 2024

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

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

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

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

VOTE: 3-0

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

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

No ex parte communications were disclosed.

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

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

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

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

they would like to add a garage door to the front of the open carport. He added that the lot is very small, and it is challenging to meet all the required setbacks and solar setbacks.

Public Comment: None

Boardmember Discussion:

Boardmember Stein expressed a preference for the carport to be enclosed into a garage, if feasible. He cautioned the applicant team about the impacts of Sea Level Rise and flooding on the design of the project.

Boardmember Johnson suggested the applicants could explore opportunities to incorporate a small second floor deck or balcony over the carport into the proposed plans, and he liked the blue doors.

Boardmember Blakemore liked the project and would like to see a landscaping plan as part of the formal submittal.

ACTION: Public comment received and conceptual feedback provided to the applicant.

VOTE: N/A

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of March 16, 2023

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

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 4690 Carpinteria Avenue- Windows and Door Replacements: Architect for the business owner explained the need for upgraded windows and doors for security purposes, including the replacement of the glass door and side lights on the building's west parking lot-facing elevation with a pair of solid French doors instead. The Board consented to the door swap out, but recommended the architect select a pair of higher quality 4-panel doors instead of the 6-panel style shown. Window replacements would be with new vinyl clad, double pane windows with integrated dividers. No objections were raised to the window replacements.
- Dow Building, 4904 Carpinteria Avenue- Exterior Stair Tiles: Pursuant to the ARB's prior recommendation for approval of a series of exterior improvements to the subject property, the project contractor provided samples of the proposed replacement tiles to be used on the reconstruction of the exterior stairway. The Board agreed that the selected replacement tiles were a very close match appearance-wise and looked to be of high quality. Boardmember Johnson noted that the new decorative tiles are slightly larger than the original tiles used on the stairs and thus the tile seams would not line up perfectly with the Saltillo tile seams. The Board

locations in response to comments from adjacent neighbors. Mr. Zins also questioned the proposed tree planter placement in relation to the driveway.

Public Comment: Nick Renfro spoke on behalf of his parents, who reside at 4910 7th Street. Mr. Renfro expressed privacy concerns about the location of Unit 3's bedroom windows (second story, south elevation), and asked if they could be relocated.

Boardmember Discussion:

Chair Stein and Boardmember Blakemore commented that the proposed tree placements will help mitigate neighbor privacy concerns.

Chair Stein expressed his preference for battens on the utility room door.

Boardmember Blakemore expressed concern that the proposed 24 path lights would be excessive and suggested that the number should be reduced by half (install every other light).

All Boardmembers expressed their overall support for the project.

ACTION: Motion by Boardmember Little, seconded by Boardmember Johnson, to recommend Final approval with condition to reduce number of path lights by half (12 total) and to add battens to the utility room door.

VOTE: 4-0 (Boardmember O'Conner Absent)

- 3) Projects: Bono Duplex Addition & Remodel, Project 23-2237-CUP/CDP/ARB
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2237-CUP/CDP/ARB for preliminary review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex and to convert the existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

Ex Parte Communications Disclosure: None.

Staff Comments:

Syndi Souter provided a presentation and described the overall scope of work. Ms. Souter described the updates to the project plans in response to the ARB's conceptual review comments of: converting the proposed carport to a garage; adding a deck or balcony to the front of the addition; providing a landscape plan; keeping the blue entry doors, and to be mindful of future sea level rise/flood impacts with the project design. Ms. Souter requested the ARB to specifically comment on the project's architectural style and massing of the second story addition, neighborhood compatibility, public views

from street frontages, and landscape/hardscape and fence design. Ms. Souter also presented photos of the story pole installation and noted the views of the story poles from various vantage points surrounding the project site.

Applicant Comments:

George Manuras, agent for the owner, provided overall comments on the updates to the project in response to the ARB's conceptual review comments and specifically described how the fence location was chosen. Mr. Manuras expressed concern regarding pushing the fence further into the property given the small yard and that any required boarder or planting area on the street side of the fence would be damaged by cars parking along the street frontage. Mr. Bono, the owner, answered questions re: tree species raised by Boardmember Blakemore and clarified that he is open to a strawberry tree as an alternative. Mr. Bono and Mr. Manuras responded to questions from Boardmember Little clarifying the door locations on the ground floor and the related pathways/circulation, and provided clarification as to the patio locations on each side of the site.

Public Comment: None.

Boardmember Discussion:

Boardmember Blakemore provided overall positive comments regarding the landscape and hardscape plan, but requested that the applicant consider planting vines on the front yard fence if space allows considering the proximity to the right of way.

Boardmember Johnson asked Boardmember Blakemore if there is sufficient landscaping proposed along the northern property line and if there would be room for additional vine plantings. A general discussion between the applicant and the boardmembers ensued, with the consensus being that the applicant should explore the opportunity for planter pockets or planted pots to add landscaping along the northern fence line.

Chair Stein responded to clarifications from Mr. Bono as to how the proposed front fence would align with the neighbor's fence, and agreed that pushing the fence back is not required.

The ARB summarized their main comments:

- study opportunities to add plantings (vines) along fence fronting Dorrance Way and Holly Avenue, and
- study opportunities to add vertical plantings or vines along the north property line.

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

VOTE: 4-0 (Boardmember O'Conner Absent)

- 4) Projects: The Row Business Park Landscape Improvements, 23-2257-DPR/CDP
Address: 4185 – 4198 Carpinteria Avenue
Applicant: Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners
Planner: Brian Banks

Attachment C
Conceptual Plans (Superseded)

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

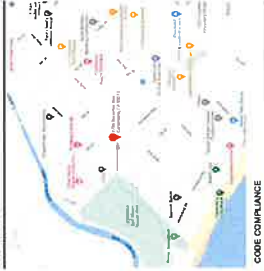
SUPERSEDED

[illegible]

TITLE SHEET

G1.0

vicinity also



CODE COMPLIANCE

3021 CALIFORNIA BUILDING CODE
3021 CALIFORNIA PLUMBING CODE
3021 CALIFORNIA ELECTRICAL CODE
3021 CALIFORNIA FIRE PROTECTION CODE
3021 CALIFORNIA ENERGY CODE
3021 CALIFORNIA GREEN BUILDING CODE
3021 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CARPENTERS MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HUBB PATER AS A CONDITION FOR MEETING THE MODELLED ENERGY PERFORMANCE FOR THE T-3N ANALYSIS.

WHO LIBRARY REFERENCE

- 2. VERIFIED BURN / SIZE N
- 3. VERIFIED REGENERATION CHARGE
- 4. FAN EFFICIENCY WATT/CFM
- 5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET 61 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

474M DOBBLANCE PLAT CARPINTERIA, CA 93013

Abstract

DYLAN CHAPPELL
 DYLAN CHAPPELL ARCHITECTS
 PO BOX 8701
 MAMMOTH LAKE, CA 93248

FREE OCCUPANT NOTICER

- [illegible]

FAMILY PROFILE

- BEFORE COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR INTERMEDIATE EASEMENT, THE APPLICANT SHALL OBTAIN FOR THE PROJECT AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION. CITY PUBLIC WORKS RESPECTFULLY REQUESTS THAT YOU ADVISE THE CITY OF ANY SUCH PROJECTS BY FILING A 16 HOUR 24 HOUR NOTICE FOR APPROVAL.

NAME _____
PHONE _____

CONDITIONS OF APPEAL

UNDER SEPARATE PERMIT

1. FREE EXPENSES
2. ALL WORK IN THE FRONT-OF-WAY TO BE COMPLETED UNDER SEPARATE

GOVERNING AGENCY

PROJECT INFORMATION

PROJECT INFORMATION		PROJECT LOCATION		PROJECT CONTACT	
PROJECT NAME	PROJECT NUMBER	ADDRESS	CITY	STATE	ZIP
LOT 10A	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10B	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10C	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10D	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10E	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10F	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10G	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10H	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10I	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10J	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10K	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10L	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10M	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10N	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10O	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10P	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10Q	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10R	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10S	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10T	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10U	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10V	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10W	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10X	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10Y	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324
LOT 10Z	00000000000000000000	10000 N. 100th Ave.	Eden Prairie	MN	55324

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (LF)		PROPOSED (LF)	
	NET	GROSS	NET	GROSS
4125				
GROUND FLOOR				
BECND FLOOR				
4715				
BULLWING TOTAL (LC)		531		531
CASPORT (LC)		1,427		1,710
		354		354
TOTAL		1,781		2,165
AREA OF REMODEL				82

LOT COVERAGE DATA

LOT COVERAGE DATA	PERCENTAGE
SITE	100%
BUILDING FOOTPRINT (LOT COVERAGE)	4.40%
MAX LOT COVERAGE ALLOWED	1.78%
HARDSCAPE (IMPERVIOUS)	2.20%
LANDSCAPE	3.51%
	20.00%
	48.8%

CHANGING STATE

ON-SITE: 0 CY CUT, 0 CY FILL, 0 CY EXPORT

Scoring of words

AN 180'S 180 FT HEADGEAR TO AN EXISTING 1,127 SQ. BUNDLE STORY DUPLEX WITH AN ATTACHED 254 SQ. FT. CARPORT TO ADD A SECOND STORY ADDITION OF 354 SQ. FT. THERE WILL BE ELECTRICAL MECHANICAL PLUMBING WORK AND SITE WORK.

Abstract

	GENERAL	
G10	TITLE SHEET	
G20	SITE PROFILE	
G30	PRELIMINARY SITE DIAGRAM	
CIVIL		
C10	UTILITY	
	ARCHITECTURAL	
A10	SITE PLAN	
A20	FLOOR PLANS	
A30	ELEVATIONS	

G1.0

G2.0

CONCEPT DESIGN 01/12/23

[illegible]

**COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION**

CITY CASE NUMBER
PROJECT #

SUPERSEDED



CITY CASE NUMBER
PROJECT #

DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013
CONCEPT DESIGN 01/11/23

[illegible]

ELEVATIONS

A3.0



EAST ELEVATION



SOUTH ELEVATION

SUPERSEDED

Attachment D
Story Pole Photographs

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

Looking north from Dorrance



Looking north from Devance



Looking NE from Downance





Looking NW from Devance

Looking west from Holly



Looking w/sw from Helly



Looking SW from Holly near 4th St.



Attachment E
CEQA Notice of Exemption

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

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: Bono Duplex Addition & Remodel

Project Applicant: Brandon Bono & Lorraine Pulido

Project Location - Specific:

4788 and 4792 Dorrance Way, Carpinteria, CA 93013 (APN 003-435-006)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow the construction of a new 371 square-foot second-story addition, conversion of an existing 354 square-foot carport to a garage, and a remodel to an existing 1,781 square-foot duplex. The project would include new landscaping, hardscape, and exterior alterations.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Brandon Bono & Lorraine Pulido, 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 a small addition, carport conversion, and a remodel to an existing duplex 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, Senior 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: April 1, 2024 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

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

Date Received for filing at OPR: _____

Attachment F
Interim Sea Level Rise Guidance Documents

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

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



INTRODUCTION

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

DECISION PROCESS

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

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

IS MY PROJECT CONSIDERED REDEVELOPMENT?

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

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

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

WHERE IS MY PROJECT LOCATED?

Conditions and information requests to be considered are determined by the geographic location of the applicant's proposed project site and potential exposure to sea level rise, as defined by the following Zones:

Zone 1	Properties located on the ocean side of Sandyland Road between Linden Avenue and Ash Avenue
Zone 2	Properties located in the Beach Neighborhood excluding the northeast corner of the neighborhood, defined as those properties east of Holly Avenue <i>and</i> north of Third Street



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

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

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

DESCRIPTIONS

I. Information Requests

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

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

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

II. Disclosures & Waivers

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

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

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

APPLICABLE AUTHORITY

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

- **Objective LU-1:** Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.
- **Policy LU-1a:** The policies of the Coastal Act are incorporated by reference as the guiding policies of the land use plan (Public Resources Code Sections 30210 through 30263). As applicable, the City may rely on:
 - *Section 30250 Location; existing developed area*
 - *Section 30253 Minimization of adverse impacts*
- **Objective S-4:** Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.
 - *S-4-Implementation Policy 13:* The City shall support and facilitate the current Army Corps of Engineers (ACOE) feasibility study and otherwise pursue long-term solutions for beach nourishment and establishment of a vegetated dune system at City Beach. As an interim measure, and with permission from the Coastal Commission and US Army Corps of Engineers, the City may construct a sand berm on the City Beach parallel to the homes fronting on the beach.

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

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

Appendix 1

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

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

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

1. Sea Level Rise Projection Information.

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

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

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

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

2. Methodology for Calculating a Bluff Edge Setback:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment G
Appraisal and Construction Cost Estimate

Bono Duplex Addition & Remodel
23-2237-CUP/CDP/ARB

April 1, 2024

John P. Kenny
Residential Appraisal Report

BONO
File No. e1022Dorrance4788-Flood

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.																																																																																																																						
	Client Name/Intended User Brandon Bono E-mail dylan@dylanchappell.com / brandonbono@hotmail.com / kailua@yahoo.com																																																																																																																						
SUBJECT	Client Address 4788 Dorrance Way		City Carpinteria	State CA Zip 93013																																																																																																																			
	Additional Intended User(s) The subject property is being appraised for Brandon Bono. The intended users are Brandon Bono and advisors.																																																																																																																						
SALES HISTORY	Intended Use The subject property is appraised to determine its market value and depreciated replacement cost estimate of improvements, as of 10/27/2022.																																																																																																																						
	Property Address 4788 Dorrance Way		City Carpinteria	State CA Zip 93013																																																																																																																			
	Owner of Public Record Brandon Bono Pulido Lorraine		County Santa Barbara																																																																																																																				
	Legal Description DORRANCE SUB LOT 4 BLK D																																																																																																																						
	Assessor's Parcel # 003-435-006		Tax Year 2021	R.E. Taxes \$ 2,719.00																																																																																																																			
	Neighborhood Name Carpinteria		Map Reference Unknown	Census Tract 0016.04																																																																																																																			
	Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)																																																																																																																						
	My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																																																						
	Prior Sale/Transfer: Date 06/23/2022 Price \$1,600,000 Source(s) SBMLS, CRS																																																																																																																						
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) Per CRS, the subject recently sold for \$1,600,000. The subject was listed in MLS#22-1871 with asking price \$1,295,000. It was on the market for 9 days and sold well over asking price.																																																																																																																						
To the best of this appraiser's knowledge, none of the comparables have been sold within the past 12 months beyond their most recent sale (Per MLS)																																																																																																																							
Offerings, options and contracts as of the effective date of the appraisal N/A																																																																																																																							
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John P. Kenny
Residential Appraisal Report

BONO
File No. e1022Dorrance4788-Flood

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
4788 Dorrance Way Address Carpinteria CA 93013		565 Arbol Verde St Carpinteria, CA 93013	937 Holly Ave Carpinteria, CA 93013	5246 8th St Carpinteria, CA 93013
Proximity to Subject		0.93 MILES SE	0.30 MILES NE	0.44 MILES SE
Sale Price	\$	\$ 2,100,000	\$ 1,600,000	\$ 1,900,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1,511.88 sq. ft.	\$ 1,818.18 sq. ft.	\$ 1,938.78 sq. ft.
Data Source(s)		SBMLS #22-2587;DOM 8	SBMLS #22-507;DOM 4	SBMLS #22-693;DOM 1
Verification Source(s)		CRS/Lst\$1,895,000/D#36701	CRS/Lst\$1,390,000/D#15603	Aprsr/Lst\$1,585,000/D#11123
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing		ArmLth	ArmLth	ArmLth
Concessions		Conv;0	Conv;0	Cash;0
Date of Sale/Time		08/19/2022	03/29/2022	03/04/2022
Location	Carp.NrBch/Dtwn	Gd-Carp.NrBch	Carp.NrBch/Dtwn	Carp.NrBch/Dtwn
Leaschold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	0.10 ac / 0.10 ac	0.16 ac / 0.16 ac	0.17 ac / 0.17 ac	0.12 ac / 0.12 ac
View	Setting	Setting	Setting	Setting
Design (Style)	Ranch	Ranch	Ranch	Ranch
Quality of Construction	Good	Good	Good	Good
Actual Age	~72	65	102	92
Condition	Average	Good; -15%	Average	Average-Good
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	4 2 1	6 4 2.0	6 3 1.0	4 2 1.0
Gross Living Area	840 sq. ft.	1,389 sq. ft.	880 sq. ft.	980 sq. ft.
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Wall None	FWA	Wall None	FWA C/Air
Energy Efficient Items	None	None	None	None
Garage/Carport	2 Car Carport	2 Car Garage	2 Car Driveway	1 Car Garage
Porch/Patio/Deck	Patio/Porch	Patio/Porch	Patio/Porch	Patio/Porch
Add'l Amenities	None	None	None	None
Amenities(\$250/sf)	504sf Gst Hse	None	None	784sf ADU
Net Adjustment (Total)		\$ 437,200	\$ 53,000	\$ 242,000
Adjusted Sale Price of Comparables		Net Adj. -20.8% Gross Adj. 37.5% \$ 1,662,800	Net Adj. 3.3% Gross Adj. 13.6% \$ 1,653,000	Net Adj. -12.7% Gross Adj. 12.7% \$ 1,658,000
Summary of Sales Comparison Approach See Attached Addendum				
Indicated Value by Sales Comparison Approach \$ 1,655,000				
COST APPROACH TO VALUE				
Site Value Comments No appropriate vacant land sales information was available for use in the cost approach. Accordingly, land value estimates are based upon a comparison of the subject site with the estimated contributory value of comparable sites, as extracted from recent sales of improved properties. A high land to improvement ratio is typical for the area due to the relative scarcity of buildable land.				
ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW		OPINION OF SITE VALUE		
Source of cost data M&S, cntcrs/dvlprs		Dwelling 840 Sq. Ft. @ \$ 850.00 = \$ 714,000		
Quality rating from cost service Good Effective date of cost data 10/2022		Gst: 504 Sq. Ft. @ \$ 850.00 = \$ 428,400		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		Garage/Carport 440 Sq. Ft. @ \$ 250.00 = \$ 110,000		
See Attached Addendum		Total Estimate of Cost-New = \$ 1,252,400		
		Less 80 Physical Functional External		
		Depreciation \$234,825 = \$ (234,825)		
		Depreciated Cost of Improvements = \$ 1,017,575		
		"As-is" Value of Site Improvements = \$ 25,000		
		INDICATED VALUE BY COST APPROACH = \$ 1,667,600		
INCOME APPROACH TO VALUE				
Estimated Monthly Market Rent \$		X Gross Rent Multiplier		= \$ 0 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) N/A				
Methods and techniques employed: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach ☐ Other:				
Discussion of methods and techniques employed, including reason for excluding an approach to value: The Sales Comparison Analysis is considered to provide the most reliable indication of value. Homes in this price range and neighborhood are typically purchased for use and not income. Thus, the Income Approach lacks rationale and is not used in this report. The cost approach was not developed.				
Reconciliation comments: N/A				
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 10/27/2022, which is the effective date of this appraisal, is:				
☒ Single point \$ 1,655,000 ☐ Range \$ to \$ ☐ Greater than ☐ Less than \$				
This appraisal is made ☒ "as is." ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☐ subject to the following:				

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage use.
11. The ACI General Purpose Appraisal Report (GPAPTM) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: ☐ Market Value ☐ Other Value: _____
Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:

4788 Dorrance Way
Carpinteria, CA 93013
EFFECTIVE DATE OF THE APPRAISAL: 10/27/2022
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 1,655,000

APPRAISER

Signature: J. P. Kenny
Name: John P. Kenny
Company Name: _____
Company Address: _____
Telephone Number: _____
Email Address: _____
State Certification # AR007392
or License # _____
or Other (describe): _____ State # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature and Report: 10/28/2022
Date of Property Viewing: _____
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Telephone Number: _____
Email Address: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

BID FORM
4788 Dorrance Addition

02/13/2023

Bidder	Trade	Construction Cost	Total Project Cost
Manuras Construction	General	\$ 317,100.00	\$ 317,100.00

Section	Title	MATERIAL AND LABOR	Notes
DIVISION 01 - GENERAL CONDITIONS			
1040	Project Supervision	-	
1041	Project Engineer, Field Inspections		
1050	General Labor	\$ 4,000.00	
1330	Survey and Layout	\$ -	
1515	Temporary Toilet	\$ -	
1520	Temporary Site Office & Storage	\$ -	
1525	Dumpster & Trash Removal	\$ 5,000.00	
1660	HERS Rater Testing	\$ -	
1715		\$ -	
DIVISION 02 - SITEWORK			
2140	French Drains	\$ -	
2220	Demolition	\$ 5,000.00	
2222	Foundation Demolition	\$ -	
2225	Soil Import & Export		
2310	Rough Grading	\$ -	
2315	Finish Grading & Backfill	\$ -	
2370	Erosion Control	\$ 1,200.00	
2510	Water System	\$ -	
2520	Driveway	\$ -	
2540	Septic System		
2620	Area Drainage	\$ -	
2780	Synthetic Lawn	\$ -	
2810	Landscape, Irrigation & Lighting	\$ -	
2820	Fencing and Gates	\$ -	
2870	Underground Utilities	\$ -	
2871	Water meters	\$ -	
DIVISION 03 - CONCRETE			
3050	Concrete Foundations and Slab	\$ 15,000.00	
3070			
3071	Concrete hardscapes	\$ -	
3080			
3100			
3450			
DIVISION 04 - MASONRY			
4220			
4400			
4730			
4880			
4900			
DIVISION 05 - METALS			
5120	Structural Steel	\$ -	
5520	Metal Handrails & Guardrails	\$ 2,500.00	
5730			
DIVISION 06 - WOOD AND PLASTICS			
6010	Rough Carpentry Labor	\$ 25,000.00	
6011	Rough Carpentry Materials	\$ 22,000.00	
6020			
6021	Finish Carpentry Labor	\$ 13,000.00	
6030	Finish Carpentry Materials	\$ 6,000.00	
6260			
6410	Cabinetry		
6440	Cabinet Hardware	\$ 500.00	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION			
7130	Waterproofing	\$ 3,000.00	
7140	Fluid Applied Waterproofing	\$ 2,500.00	

7210	Insulation	\$	11,000.00
7310	Roofing	\$	24,000.00
7580	House Wrap & Thermal Barriers	\$	5,000.00
7610	Sheet Metal Roofing	\$	-
7620	Sheet Metal & Flashings	\$	2,200.00
7630	Gutters & Downspouts (soffit, fascia)	\$	3,500.00

DIVISION 08 - DOORS AND WINDOWS

8120	Exterior Doors and windows	\$	15,000.00
8210	Interior Doors	\$	4,500.00
8360	Garage Door & Operator		
8620	Skylights	\$	1,200.00
8710	Door Hardware	\$	2,300.00
	Door Hardware install	\$	1,600.00
8810	Exterior Doors and windows install	\$	8,000.00
8900	Interior doors install	\$	3,500.00

DIVISION 09 - FINISHES

9220	Exterior Stone Veneer	\$	-
9250	Drywall	\$	7,500.00
	Tile Material	\$	3,400.00
	Tile Labor	\$	4,500.00
	Stucco	\$	-
	Exterior Siding Material	\$	16,000.00
9610	Exterior Siding Labor	\$	14,000.00
9617	Countertops Material	\$	3,500.00
	Countertops Labor	\$	5,000.00

9640	Flooring Material (Hardwood or LVP)	\$	6,500.00
9680	Flooring Labor	\$	4,500.00
9910	Interior & Exterior Painting	\$	18,000.00
9630			
9650			
9720			

DIVISION 10 - SPECIALTIES

10300			
10660			
10800	Bath Accessories	\$	500.00
10850	Shower Doors & Mirrors	\$	1,200.00
10900			

DIVISION 11 -EQUIPMENT

11020	Security System		
11130	A/V System		
11460	Appliance		

DIVISION 12 -FURNISHINGS

12490

DIVISION 13 - SPECIAL CONSTRUCTION

13150
13650
13810

DIVISION 14 - LIFTS & ELEVATORS

14240	Residential Elevator		
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DIVISION 15 - MECHANICAL

15300	Fire Sprinklers	\$	-
15400	Plumbing	\$	16,500.00
15450	Plumbing Fixtures	\$	3,500.00
15700	HVAC -	\$	9,000.00
15770			

DIVISION 16 - ELECTRICAL

16010 Electrical Labor & Materials \$ 17,000.00
16050

10100 Sub Total \$ 317,100.00
40098
40099

Total Construction Costs	\$	317,100.00
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CONSTRUCTION PROPOSAL BY:

Manuras Construction
License #974639
P.O. Box 265
Carpinteria, CA 93014

$$\frac{\text{construction cost } \$317,100}{\text{improvements value } \$1,017,575} = \underline{\underline{31.2\%}}$$

$$31.2\% < 50\%$$

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: Approximately 250-500 members of the public were in attendance.

PUBLIC COMMENT (for items not on the agenda): None

PROJECT REVIEW

- 1) Project: Carpinteria Farm Preserve & Bungalows, Project #23-2207-DP/LCPA/TPM/CDP
Address: 5669 & 5885 Carpinteria Avenue
Applicant: Laurel Perez, SEPPS, Inc., agent for Carp Bluff, LLC
Planner: Syndi Souter:

Request of Laurel Perez, SEPPS, Inc., agent for Carp Bluff, LLC, to consider Project 23-2207-DP/LCPA/TPM/CDP for preliminary review of a request to construct a new 99-room resort with associated amenities, a 41-unit apartment complex, and recreational trail improvements. The project would include the removal of 108 trees, new landscaping, and habitat restoration. The property is 27.5 acres in size zoned Planned Unit Development (PUD) and shown as APNs 001-170-010 and -013, addressed as 5669 and 5885 Carpinteria Avenue.

Ex Parte Communications Disclosure:

Boardmember O'Conner and Vice Chair Blakemore noted that they attended the City-organized tour of the site with the applicant team. Chair Stein noted that he toured the site himself.

Staff Comments:

Senior Planner Syndi Souter started her presentation with a summary of the project status and role of the ARB and clarified that the purpose of the preliminary review by the ARB is to provide comments on the project and that the ARB proceedings would not result in an action to approve or deny the project. She further clarified that future public hearings by the Planning Commission, City Council (on appeal), and the Coastal Commission (on appeal) would happen in the future. Ms. Souter then provided a presentation and overview of the Zoning and Land Use designations, the overall project scope including the proposed resort development, affordable housing development, and open space, public trails, and habitat restoration components. Ms. Souter asked for the ARB's input on the following issue areas:

- Project layout & site design (clustering, setbacks, placement)
- Architectural style & materials
- Size, height, massing & scale

- Tree removals
- Landscaping & restoration
- Lighting
- Visual prominence & view sheds
- Neighborhood compatibility

The ARB members had several questions which were answered by Ms. Souter. Boardmember Johnson questioned the story pole installation, and staff responded that the outlines of the buildings are accurate given the project's architectural style. Vice Chair Blakemore questioned if the same number of rooms is proposed as compared to when the project was conceptually reviewed previously, the number of community events allowed, and the percentage of the project site that would be impacted by grading. Staff responded that the resort size remained the same at 99 rooms, the six community events was a number volunteered by the applicant, and that approximately half of the site would be impacted by grading. Boardmember O'Conner requested clarification of lot and building coverage, why the southern (ocean front) parcel was not analyzed for code compliance, and why the PUD development standards not defined. Staff explained the differences between the floor area and building coverage, that no structural development was proposed to be analyzed on the southern parcel, and shared that the PUD zone is designed to have some of the development standards determined by the decision makers on a case-by-case basis. Boardmember Little inquired about past attempts to buy the bluffs properties, and staff responded with a brief history of past proposals and outcomes.

Applicant Comments:

The applicant, Matthew Goodwin, provided a presentation as summarized below:

- Numerous studies have been completed as part of the project application process
- Trying to meet City goals & policies (zoning, GP, etc.)
- Balanced project that significantly provides open space, affordable housing
- Not building on nature preserve- adding 14 acres to open space (conservation easement)
- Not a "luxury" resort; meant to be a great representation of Carpinteria (get into nature, experience farming, etc.)
- Project site zoned PUD for over 20 years (following rest of bluffs preserve establishment)
- Significantly less dense than what is "technically" allowed:
 - Total of 10% lot coverage (buildings)
 - ~50% of property placed into conservation easement (open space)
- Studied viewsheds
- Completing trail system; & restoring bluff edge
- Policy consistency summary by applicant (all consistent)
- Key project highlights as presented by applicant:
 - 50% of site as protected open space (conservation easement)
 - 40 low-income housing units
 - Clustered buildings; natural materials; farmhouse style, night sky friendly; no net increase in water usage
 - Not exceeding City height limits
 - 10% lot coverage (vs 30% for dwelling units only)
 - Meet required 200' setback from UPRR
 - Consult with resource experts & key stakeholders
- Changes made since concept review:
 - Clustered more; pulled away from bluffs preserve

- Updated architecture to celebrate it more (bungalows)
 - Underground parking
 - Green features (solar, gray water)
 - Carpinteria inspired farm aesthetic for architecture & materials/finishes
 - 60' view corridors (2) inspired by Linden Ave width
 - 155' setback from preserve to restaurant building
 - Setback from windrow south is open
 - Significant setbacks from bluffs & preserve; increase as you head south and east
 - Purpose of grading is to fill in Tee Time bunkers, etc.; recreate more natural topography; resolve drainage issue at NE corner of property
 - Intent to balance irrigation to (e) historic usage
 - Landscaping
 - All native (consistent w/ bluffs plan)
 - Use of buffer screening; windrow removal- primarily focused on non-natives (tamarisk & poor health eucalyptus)
 - South parcel design informed by City Bluffs Master Plan
 - Lighting is all night sky friendly (will remove string lights)
- Ken Trigueiro, CEO & President of People's Self-Help Housing summarized the affordable housing component and related that PSHH has four existing projects in Carpinteria and reiterated that State housing law would allow for a lot more development, but the proposal was designed to fit scale and character of the location. He further related that the affordable housing component of the project can't be much smaller in order to work for their program.

Public Comments:

Written and electronic public comments were submitted and provided to the ARB members in advance of the meeting. These comments are part of the public record and copies are on file with the Community Development Department. Of the 201 written and electronic comments received, 152 were in opposition to the proposed project, and 49 were in support of the project.

55 public commenters spoke at the meeting, and their comments are summarized as follows:

Allie Mayer- Opposed (3 girls read poem).

Billy Stewart- Opposed, no hotel on bluffs.

Frankie Stewart- Opposed, no hotel on bluffs.

Rose Deacon- Opposed, wants land to stay open, site is "magic" and a "treasure."

Ernestine Ignacio Desoto (Chumash elder)- Opposed, made statement in Chumash language.

Julie Tumamait (Chumash)- Opposed. Beautiful architecture; but don't build it here. Direct descendent from Mishopshnow. Fight for protection of our cultural history, sacred lands, plants & animals. Praying for preservation of these lands for last 30+ years.

Mary Ann (Chumash)- Opposed. "Organic" is leaving land as it is. Land is sacred; nurture it. Pushing people & animals out. We will destroy everything, unless we act to protect it.

Todd Stewart (Troop 50 scouts)- Opposed. Not in line with scout outdoor code.

Patrick Crooks (President - Citizens for Carp Bluffs)- Opposed. Grass roots effort protected bluffs last time. Community's "soul"; character. Sentiment is reflected in GP/CLUP. Project aims to exploit charm and soul of Carpinteria. "Slap in the face." Zoning consistent... maybe. View impacts. Prioritize protection of trees, wildlife, farmland, seal rookery. Come live Carp life and truly experience it. City decision-makers need to heed public demands. Excessive earthwork. Removal of mature raptor trees. Environmental impacts of project are all avoidable by not building. All potential impacts are inconsistent with GP/CLUP.

Ted Rhodes (Past president of Carp Bluffs)- Opposed. We purchased Carp Preserve & Rincon Bluffs Preserve. Role of ARB includes view corridors. Human eye is = 50mm lens. Class I visual/aesthetic impacts from Carp Bluffs (buildings visible from throughout bluffs). Provided exhibit of story pole installation.

Jess Mayer- Opposed. GP/CLUP- preserve essential character of City, natural resources, recreational qualities, etc. Use GP/CLUP to protect bluffs from those seeking to exploit it. Views have not been protected- inconsistent with this mandate. Low intensity structures, compatible with open space areas required. Inconsistent. Largest buildings are located on perimeter of project. Largest resort ever proposed in City, right next to preserve.

Julia Mayer- Opposed. Building any resort of this size is inconsistent with this town. Use our GP/CLUP to protect open spaces, & preserve this town. Community blocked all previous proposals. Overall intent of bluffs is to preserve tranquility of bluffs- is a resort of this intensity appropriate to maintain tranquility of Carp & preserve small beach town? Stick to GP/CLUP and don't allow anything to be built here ever. Rezone the property to protect it.

Leslie Gascoigne- Opposed. Incompatible for many reasons. Traffic increase from this project. Two exits will require one or more traffic lights- visual impacts & substantial change to "rural character" of Carpinteria Avenue & bluffs. Extends urban character onto bluffs.

Mike Wondolowski (CVA)- Opposed. Submitted detailed letter. Significant inconsistencies with GP/CLUP & CMC. A "very terrible" project doesn't make a "terrible" project any better.

Susan Mailheau- Opposed. Described existing views from the bluffs and from seal overlook. Essence can't be duplicated, but can be destroyed. One of the last remaining seal rookeries in southern CA. Project would ruin this neighborhood. Increased human activity would irreparably harm seal rookery. 100's of new people brought into area by resort. Rookery brings 1000's. Harbor seals are likely to leave because of this development. Loss of this colony is too much to risk.

Drew Burton- Opposed. Doesn't fit in town. Will fight. Doesn't consider impacts to community. Once you build this, it will never go away. Water availability? Natural habitat. Light pollution. Partner with botanical garden to restore site. Restore Tee Time into recreational open space. Need housing, not hotels.

Bart Merrill- (speaker slip submitted, did not comment)

Whitney Abbott- Opposed. GP/CLUP- avoid piecemeal development. Can't have a viable farm on top of underground parking. Concrete drain pipe in area. Bad precedent.

Susan Allen- Opposed. GP/CLUP is not just a guide, it is the law to be followed carefully. CDS6-A, B, C, D, E, F & IP 57-59 must be followed carefully.

Nathan Pratt- Opposed. "We are being greenwashed." Violates multiple City policies. Massive development needs \$250 million to develop, and does not pencil out. CMC forbids this project. Massive impacts to view corridors. Removal of windrow. Project doesn't meet any objectives. A million different hooks to deny this development tonight.

Gail Marshall- (speaker slip submitted, did not comment)

Dustin Hosieth (SB South Chamber of Commerce)- Supports project. Developer met with chamber multiple times and received vote of support. Supports many local businesses; could generate \$2M of tax revenue for City. If not this project, State housing law will allow lots of housing.

Christy Boyd- Opposed. Overwhelming project. Walking project to experience totality of proposed development. Community shocked by impacts to ocean views. Small sliver of view offered on east end is not sufficient. Impacts on mountain views is significant (Coastal Act). Massive buildings placed on all portions. Inconsistent with GP/CLUP- all structures shall be appropriately placed to minimize obtrusiveness & shall protect views from surrounding public streets & places.

Arturo Tello- Opposed. Grateful for ARB's service. Endeavor to only recommend approval of the very best projects that improve the community. This is heart and soul of the community. Nothing can be built here without destroying the area and the town. Intensity of use (events, traffic, etc.) like a clogged artery in community; perform a bypass and remove this project.

Arna Crittenden- Opposed. Agrees with others. Most tragic thing that could happen to our community. Safety concerns (UPRR, ocean). Not appropriate. Jobs won't enhance community. Nothing there to building upon for the future. Prevent this tragedy from happening.

Jessica Petrillo- Opposed. Lack of affordable housing is biggest issue. Will my kids be able to live here? Appreciate this project would preserve public open space; want City to preserve open space & affordable housing. PSHH does great work.

Marcus Alcazar- (speaker slip submitted, did not comment)

Holly Minier- Opposed. Project would mar the community. Unique ecosystem that deserves to be left undeveloped. Community live here because of what we value- beach to mountains, open space, wildlife. Creates an eyesore.

Kelly Lopez (Chumash)- Opposed. Block views to SCI. Disappointed to have to fight again. We thought we protected this site already. Gentrification happening before our eyes. Elite tourism & housing for the wealthy. Violation of Native American Religious Act to block access to sacred sites.

Laura Mickelson- Opposed. ARB obligated to maintain what Carp citizens want. 128K sq ft of development; 292 parking spaces; underground parking with lots of concrete and earthwork. Only

adequate parking for weekday operations; not for special events or weekends. Where will shuttles come from for special events? Only 10 visitor spaces provided. Solar array in Sandpiper was denied by ARB; can't let this be done either. Developer would maintain control of open space- not given to City. Traffic; seals gone; wildlife gone; hawks gone; tourists everywhere.

Noah Owens- Opposed. Bluffs is my safe place. Lots of people & access would ruin its ambience. People will be really hurt by that. Carp can find a better solution. Is what's being proposed sacred?

Gavin Spears- Opposed. Special memories here. Impacts to seals; disrupts the setting. Will you honor desires of Chumash and community? Dismiss this project. Preserve this land; respect the sacred.

Antonia Robertson- Opposed. Not in keeping with GP/CLUP and not appropriate for incredible ocean side setting. Will weigh heavily on your conscience if approved. Proposed development is way too tall, too much grading, etc. Should rezone it to not allow development. Community is overwhelmingly against it.

Mary McWhirter- Opposed. Project title isn't honest...it's actually Bluffs Resort & Spa. Town is built on agriculture. Meet the needs of travelers. Doesn't put a dent in housing needs. I'm open to development; appreciate renderings, but this project doesn't benefit the community. If it's going to be built upon, it should be the best. Not a NIMBY. Nice project but wrong location.

Jason Herrera- Opposed. Work in hospitality (security). Parking chaos tonight would be repeated all the time for a project like this. Just like Miramar 2.0. Buyouts for big events. Employees will park all around the area. People doing stupid things- drinking/driving. Felt for neighbors around Miramar. If it's not working, developer will be back for changes.

Garrett Tuck- Opposed. Passionate about this project not going forward. Not willing to stand for this change to community. Sacred lands that should not be touched. Real discussion needs to be had about the GP/CLUP.

Spencer Jimenez- (speaker slip submitted, did not comment)

Annie Arch- (speaker slip submitted, did not comment)

Sara Grew- Opposed. Safety concerns for kids biking, walking. Concerns about amount of traffic generated by events, etc. Will have overflow effects on skate park & bluffs.

Robert Mayer- Opposed. This project does nothing to help this community. ARB should turn it down. Developers should let community buy the land.

Jill Stassinis- Opposed. Bluffs need to be preserved as open space.

Jeffrey Jenson- Opposed. If developers care, they will give it back to the community. Don't need more people coming to Rincon. Do story poles depict grading? Not theirs to besmirch; ours to protect.

Gitty White- Opposed. Applicant disregarded past input from concept review. Keeps coming back with inconsistent proposals. Half-hearted attempt at greenwashing. Being led to believe massive earthwork, reducing scale of agriculture onsite, removal of trees, etc., is sustainable. Developer hasn't

provided a true sustainable design or permaculture operation. Wants to clear site and have a clean slate. Not the place for that kind of project. Disregards community & GP/CLUP. This is destruction/desecration.

Erika Delaney- (speaker slip submitted, did not comment)

Kathleen Lord- (speaker slip submitted, did not comment)

Kelsey Anne Crouse- Opposed. No luxury resort on bluffs. Imagine how it is now; imagine how it would become...no thank you.

Thomas Mulroy- (speaker slip submitted, did not comment)

Kathleen Reddington- Opposed. Thanked ARB. Not yet another proposed development on the bluffs. Far too dense; of a scale not compatible; of a style not found in City. He's a developer; not a local. Arbitrage- they will flip this site once they get what they want. Real Estate Investment Trust. No housing, no convention center, no hotel. Preserve this open space; save bluffs forever. How much to buy it?

Maggie Burke (Zoom)- Opposed. Whose community is this project representing? Not the Chumash. Give the land back.

Laura [no last name given] (Zoom)- (speaker slip submitted, did not comment)

Mara Sullivan (Chumash) (Zoom)- Opposed. Concerned about impacts to tribal lands. Needs an EIR- earthwork could disturb cultural resources. When tee time was built there may not have been proper studies done. Could still be a sensitive site. Also, currently important to native peoples.

Emma Rault (Zoom)- Opposed. Live in LA; know what an over-developed site looks like. It's not the way to go. Building to a scale so massive it will eclipse the community. Need to listen to and liaise with the community and native peoples.

Julie Swigart (Zoom)- Opposed. Mandate to build 900 housing units by 2031. Project is primarily a resort; 40 housing units won't really help us get there. If resort passes, we'll have a resort, a little bit of housing, but still need to meet a lot more housing. Will only create more traffic & hazards (left turn movements, etc.).

Davis Merceru- Opposed. Developer thinks compromise has been made, needs to be aware of opposition. It's a nice plan. Concerns about what comes next if not this plan (residential project?). Why did it get to this point without City stepping in and buying it? Security concerns- Miramar seems like a good example to learn from. Still too large in scale and intensity. Affordable units too close to the street. Why does have it to be built here? This isn't a community development, but if it gets built, really think about what you could do for the community to offset your impacts.

Chris Barton (Zoom)- Opposed. In solidarity with Chumash. Respect the ancestry of these lands. Ojai is first-hand example of what happens from long-term effects of being beholden to investors not concerned with the wellbeing of the town. Results in gentrification of housing in community. Snowball effect. Affordable housing units will not offset employee housing needs.

Lucy Graham (Zoom)- Appreciates that it is less dense than would be allowed. Appreciates dedication of open space. Appreciates provision of affordable housing & partnership with PSHH. Recommend additional bike parking for hotel & residences. Height of buildings is taller than it needs or should be. Concerned about earthwork quantities and how it could affect cultural resources & building heights.

Rosemary Hall (Zoom)- Opposed. Echo others. This plan is a disservice to the community. Why give up precious resources to luxury out of towners?

Branden Bono (Zoom)- Opposed. Not something community seems to want. Farm stand sounds great, but have you thought about purchasing an existing hotel/motel & repurposing into something nicer?

Marissa Allen Brownfield (Zoom)- Opposed. Save the bluffs. History here; save for the future.

Briana Cervantes (Chumash) (Zoom)- Opposed. Agree with others. Contributes to displacement of animals and native peoples.

Penelope Lewis (Zoom)- Opposed. Take the bus to work; one of my favorite views is of the bluffs. Soul crushed by sight of story poles and proposal to build a luxury resort, taking up a large chunk of our land. Stand with community in opposition to this project. Side with community; don't allow this to be built.

Michelle Gonzales (Zoom)- Opposed. Don't want to see a big resort from my home or when I walk the bluffs. Keep Carpinteria small & local.

Jessie Sprig (Zoom)- Opposed. Not right for Carpinteria. Echo others' comments.

Boardmember Discussion:

Boardmember O'Connor began the discussion with the following comments:

- He was Disappointed that the impacts to the seals and Chumash heritage were not addressed by the developer,
- He requested more information about the intentions for the southern 4.13-acre parcel,
- The story poles should be re-done with all the proposed structures in red flags,
- The bulk of the structures at Carpinteria Avenue was "in your face" and too much,
- The design was tasteful,
- The proposal misses the cultural history,
- The solar arrays would produce noise during energy production,
- The acoustic signature of the project should be analyzed,
- The area will be dark at night, consider lighting and safety along Carpinteria Avenue,
- Buffer the approach and soften the abrupt change to structures,
- Project needs to be compatible with the open space next door,
- Seek input from the Tree Advisory Committee and the Seal Advisory Committee,
- Not in favor of advancing project as-is to the Planning Commission or final review.

Boardmember Little agreed with Boardmember O'Connor's comments and added:

- He was "hit in the face" with the story poles,
- Were the proposed 10-foot plate heights necessary in the affordable units?
- The proposal seems overbuilt,

- Why is this resort being proposed at this location now?
- He suggested that the community should do more than talk,
- The 6-foot fence proposed along Carpinteria Avenue looks like a barricade and is not welcoming,
- He likes Sea Ranch, but feels the look is overbuilt on this site.

Boardmember Johnson shared that he dittoed the comments from Boardmember O'Connor and Boardmember Little, and added:

- We all love the open space, but we have to make a deal,
- Conceptually the applicant has done a good job,
- The fences should not be 6-feet tall, 3-feet tall would be better; fencing along property lines interferes with animals,
- Lower the 10-foot plate heights on the apartments and look at a lower finish floor to lower the buildings more,
- Fragment the residential buildings and set them back to soften the views from the street,
- The barn is too much, needs to be broken up,
- The simple architecture is good,
- An EIR would "rake the project over the coals,"
- The impact to Chumash heritage should be considered,
- Solar panels would be required for the project, the carbon footprint with all the concrete should be considered, and
- Concerns about "pushing around" 47,000 cubic yards of soil on site.

Boardmember Blakemore expressed her frustration that that plans contained a lot of paper without any information, specifically regarding the lack of a planting plan in the landscaping plans. She agreed with Boardmember O'Connor's comments and made the following additional comments:

- The proposal was an aggressive program that did not decrease the amount of development as was requested at the conceptual review,
- The plan is not realistic- does not account for carts, needs more maintenance space, does not address compatibility issues between the ag/farm operations and resort guests,
- The parking and overflow issues need to be resolved,
- The proposal requires too much grading,
- She cannot support the project as proposed.

Boardmember Stein agreed with the other Boardmembers and offered the following comments:

- The project is not compatible with the neighborhood,
- The apartments block views, and the structures should be lower and smaller with low profiles along the ridgeline,
- The applicant should focus on views over the property,
- The proposal is a nice design for somewhere else,
- Feels like the project is a "flipper,"
- Will not support the project because it does not fit the site,
- The amount of grading needs to be reduced,
- The view of the Bluffs with the windrows is iconic with the eucalyptus trees, okay to clean up the tamarisks,
- The Environmentally Sensitive Habitat Areas need to be respected,

- The parking needs to be addressed- already short for the apartments, and need extra for employees and events,
- The landscaping trees should be sized at a minimum of 36” to 60” boxes,
- The railroad crossing is not realistic and would be a liability,
- Questioned the power source for the live-feed camera at the seal rookery,
- Offered to donate the first \$10.00 for the community to buy the property,
- Explained that Sea Ranch is a community on 7,000 acres, with the single-family residences clustered and the Sea Ranch Lodge is on 53 acres; this proposal is on 27-acres and needs to be significantly reduced.

ACTION: Motion by Boardmember O’Conner, seconded by Boardmember Little, to continue the project for further preliminary review with comments.

VOTE: 5-0

OTHER BUSINESS: None.

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of December 14, 2023

ACTION: Motion by Vice Chair Blakemore, seconded by Chair Stein, to adopt the minutes as drafted.

VOTE: 4-0 (O’Conner abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Stein adjourned the meeting at 9:52 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, February 15, 2024. All Boardmembers present indicated they expect to be in attendance.

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 9 members of the public were in attendance.

PUBLIC COMMENT: Several members of the public were in attendance that were anticipating a meeting of the Tree Advisory Board and wanted to make public comments regarding trees. Staff and the Chair clarified that this meeting was for the ARB and provided direction for the interested members of the public to contact the City Clerk to determine when the next Tree Advisory Board meeting will be scheduled.

PROJECT REVIEW

- 1) Project: Lindamar Comprehensive Sign Program, Project 23-2266-ARB/SIGN
Address: 888-892 Linden Avenue
Applicant: Eric Newman, Dave's Signs, for Jaeger Partners, Owners
Planner: Brian Banks

Request of Eric Newman, agent, for Jaeger Partners, to consider Project 23-2266-ARB/CDP for preliminary review of a comprehensive sign program for the existing multi-tenant commercial building located at 888-892 Linden Avenue. The property is a 6,970 square foot parcel zoned Central Business District (CB) with Visitor-serving Commercial Overlay (V) shown as APN 003-263-015, addressed 888-892 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments: Brian Banks provided a presentation and described the proposed planned sign program elements and plan images of each proposed sign. Mr. Banks described the CMC sign regulation development standards for each sign type and the required elements which must be included in a planned sign program project. Mr. Banks also provided a brief summary of the history of the building and noted that the building qualifies as a significant historic resource under CEQA and the City's General/Coastal Plan policies. Mr. Banks noted that the proposed sign program appears to meet all the required CMC standards and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed signage types, sizes, locations, design/constructions, materials, colors and lighting;
- Cumulative amount of signage allowed on individual tenant frontages and overall building;
- Relationship of proposed signage standards to individual building architecture/identity; and
- Overall clarity, usability and specificity of proposed sign program.

Applicant Comments: Eric Newman, agent for the project, did not provide a presentation but was available to answer questions from the ARB. Mr. Newman answered questions from the Board regarding the proposed bullet lighting wattage/lumens and color temperature.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed his overall support for the project, indicating “it is a great proposal” and that the applicant did a good job of covering the different types of signs available to future tenants. He further related that the colors were “great” and that the proposed lighting is fine if it is directed towards the tenant signs and not directed to the parking lot or to create lighting “hot spots.” Boardmember Johnson also expressed support for the proposed painted wall signs.

Vice Chair Blakemore agreed with Boardmember Johnson’s comments and indicated the proposed sign plan is a “great addition to the building.” Vice Chair Blakemore’s only concern was that there be consistency with the proposed lighting and rather than the proposed light fixtures being optional, commenting to the applicant “if you are going to do the lights; do all the lights” and “if you are not going to do all the lights; don’t do the lights.” She further commented that the proposed lights are acceptable in the downtown setting since there are no impacts to nearby residents. Vice Chair Blakemore concluded with comments that the colors and scale are acceptable, and that she appreciates the improvements to the building that are taking place.

Boardmember Little commented that he liked the standardized signs and agreed with Vice Chair Blakemore’s comments that the lights should all be the same. He further commented that the proposed bullet style fixtures are “a little too modern” and that the applicant should propose a more traditional fixture considering the historic character of the building. Boardmember Little concluded his comments by stating that the proposed sign program is a “good addition” that “fits the building well.”

Chair Stein agreed with Boardmember Little’s comments and provided a brief history of his recollection of the building and changes over time. He expressed his overall support for the proposed sign plan; however, he expressed concern that the lighting should not be too bright and that it be just enough to “catch your eye from the sidewalk,” or from the back of the building.

ACTION: Motion by Chair Stein, seconded by Vice Chair Blakemore, to recommend preliminary approval with the condition that the light fixture be modified to be more historically compatible, and that the lighting wattage/lumens be reduced.

VOTE: 4-0 (Boardmember O’Connor Absent)

- 2) Project: Coeler New Duplex Concept, Project 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a proposal for a new 2,120 square foot two-story duplex

with a maximum height of 23.25 feet and two attached garages totaling 533 square feet, for a total size of 2,772 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks reminded the ARB members that they had reviewed this project, along with a project across the street at 4949 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments and noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence entry into the required front setback. Mr. Banks noted that the design has changed from a Spanish/Mediterranean style to a Coastal Craftsman style in response to the ARB's previous concerns that all three of the previously-reviewed designs (333 Linden, 4934 Dorrance and 4949 Dorrance) in the Spanish/Mediterranean style may not be compatible with the Beach Neighborhood. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the west elevation to reduce potential privacy impacts; lowering of the second-floor plate height, and noted the revisions to the street facing garage design and side elevations to offset the second story massing. Mr. Banks advised that staff was less supportive of the requested front setback modification for this project as opposed to the project at 4949 Dorrance Way because the applicant is requesting habitable portions of the structure within the front setback as opposed to just the entry tower element. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and "small beach town" character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: Mr. Chappell noted that he would return with a more detailed landscape plan for final review. He went on to explain the rationale for the siting of the duplex on the lot relative to the setbacks and in relation to the adjacent residences; and how the window locations and balcony were purposefully designed to respect neighbor privacy. Finally, Mr. Chappell discussed the landscape plan and the desire to create a larger private backyard area for the project and answered questions from the ARB members related to finish floor elevation, flood hazard/sea level rise, and the project plate heights and roof design.

Public Comments:

Mona Duarte, who resides immediately to the west at 4922 Dorrance Way expressed concerns with view and privacy impacts of the proposed project and questioned why duplexes cannot be designed as single-story with one in front of the other, rather than two stories, and that the neighborhood is made up of single-family homes. Ms. Duarte further expressed concerns with parking in the beach neighborhood and that the site cannot accommodate the number of cars that would result from the tenants that would reside in the duplex. Ms. Duarte questioned if the hedge would remain and why the duplex could not be sited farther back on the lot. She concluded her comments by requesting that the applicant team work with her to come to an agreement on how her concerns can be addressed.

Patty DeVally, who resides directly across the street at 4935 Dorrance Way, expressed similar concerns as Ms. Duarte. She commented that her property is surrounded by two-story duplexes and by approving a two-story duplex directly across the street, she would lose her mountain view and privacy. Ms. DeVally further expressed concern with the architectural style and that it is not “beachy.” She concluded that she doesn’t mind progress, just not this proposed design.

Theresa Simber, who resides across the street at 4921 Dorrance Way, expressed similar concerns as Ms. Duarte and Ms. DeVally. She specifically noted that the garage looks too close to the street; the story poles look too high; and that the structure should be moved back on the lot. She also expressed concerns about parking and pedestrian safety as a result of the project.

Boardmember Discussion:

Boardmember Little commented that the proposed design results in a large distance from the duplex to the back yard and that a patio door from the rear of the lower unit to the backyard would better integrate the backyard area into the project. Boardmember Little also commented that if the entry was moved further back to where the currently proposed covered patio is located on the west side, it would offer better use of the proposed entry area as an office or some additional space. He concluded his comments by noting that he liked the architectural style very much.

Vice Chair Blakemore commented that she could support the requested modification to allow backing out to Dorrance and to allow the entry tower to be located within the front setback. She agreed with Boardmember Little that a door to the backyard would allow for better integration with the backyard space. She encouraged the applicant to explore moving the duplex back on the lot to help offset the location with Ms. Duarte’s house and to lessen the view and privacy impacts for Ms. DeVally across the street. She further commented that the side entrance needed some additional visual cues from the landscape or hardscape to clarify where the first-floor unit entry is located. Vice Chair Blakemore concluded her comments by noting that the landscape plantings were “thin” and that additional plantings are needed, especially on the east side, to soften the architecture.

Boardmember Johnson agreed with Vice Chair Blakemore’s comments. He noted that the second story element is located an appropriate distance from the street and appreciated the high windows to help mitigate privacy concerns, and noted that the property line landscaping will help. He suggested that additional landscaping is needed on the east side since once the existing vegetation along the shared property line with The Spot is removed, the site will be very visible from Linden Avenue. He concluded that the colors, garage doors, and hardscape materials are all appropriate.

Chair Stein commented that there is room on the lot to move the duplex back, and asked the applicant to find a way to move the structure back 5 feet to help with the concerns of the neighbors. Chair Stein concluded his comments by noting that he appreciated the relatively low height, and that the overall design is acceptable.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend to recommend Preliminary approval with comments to the Planning Commission attached.

VOTE: 4-0 (Boardmember O'Connor Absent)

- 3) Project: Coeler New Duplex Concept, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 23.67 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks again reminded the ARB members that they had reviewed this project, along with a project across the street at 4934 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks noted that unlike the project at 4934 Dorrance Way that was changed to a Craftsman style, this project has remained as a Spanish/Mediterranean style. Mr. Banks also reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments, especially related to lowering the entry tower, lowering of the second-floor plate height, and minimizing the visual presence of the garage doors. He noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence and the entirety of the entry into the required front setback. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the east and south elevation to reduce potential privacy impacts, and noted the revisions to the street-facing garage design and side elevations to offset the second story massing. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed Spanish/Mediterranean architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and “small beach town” character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: The project architect, Dylan Chappell, provided a detailed explanation as to the request for the front setback modification in relation to other structures in the immediate neighborhood and how it is appropriate to line up all of the structures along the street so that the open rear yards are also aligned to create private outdoor spaces for everyone. He also noted that pushing the structure back increases the amount of paving for the driveway. He agreed that this project, like the 4934 Dorrance Way project, should have a door from the lower unit to the backyard.

Public Comments: The Chair asked if the previous public commentors for the 4934 Dorrance Way project (Mona Duarte, Patty DeVally, and Theresa Simber) had any additional or unique comments for this project. They indicated that their comments were the same for this project.

Boardmember Discussion:

Boardmember Johnson asked for clarification on the height calculation relative to finished floor and existing grade. Staff and the applicant confirmed that the overall height would be approximately 24 feet-6 inches from existing grade. He commented that he can support the requested setback modification and liked the offsetting projections along the street elevation with the entry set forward and garage doors set back. Boardmember Johnson noted that the proposed one-bedroom unit has more of a two-bedroom floor plan, but noted that is a planning issue rather than an ARB issue. He supported the Mediterranean design but noted the rear elevation could use some “help” and there is an opportunity to improve the look of the building from the backyard, along with providing a more developed landscape plan which would help soften the exterior appearance. Boardmember Johnson cautioned the applicant that the color should be muted and not “white-white,” and should have a lower light reflective value. Finally, he advised the applicant that the roof tiles should have a terra cotta color rather than a bright orange color.

Boardmember Little commented that he appreciated the applicant agreeing to provide a door from the lower unit directly to the backyard. He also appreciated the applicant providing the exhibit of the front setback alignment of neighboring structures and expressed support for the front setback modification rather than pushing the duplex further back on the lot. Boardmember Little commented that the architectural style and size of the duplex is acceptable, and agreed with Boardmember Johnson that the color should not be bright white.

Vice Chair Blakemore commented that the landscape plan should be more developed, and the number of olive trees should be reduced. She was supportive of the requested front setback modification since the structure meets the 20 ft. from property line requirement, although not the 50 ft. from street centerline requirement. She commented that the side entry to the lower unit should have more articulation and should be more clearly designed as the primary entry to the unit. Vice Chair Blakemore concluded that the front elevation was well executed and overall, it is a nice project.

Chair Stein agreed with Boardmember Johnson's comments regarding the color needing to be muted, and the roof tile being more of a terra cotta color as opposed to orange. He agreed with the applicant that it would be better to support the setback modification rather than pushing the structure back on the lot to preserve the alignment of the open back yards with the neighboring properties. Chair Stein concluded his comments by requesting that the applicant study the second-floor bedroom window on the west elevation to determine if it can be raised to reduce potential privacy impacts on the neighbor.

ACTION: Motion by Boardmember Johnson, seconded by Vice Chair Blakemore, to recommend Preliminary approval with comments to the Planning Commission attached.

VOTE: 4-0 (Boardmember O'Conner Absent)

OTHER BUSINESS: None.

CONSENT CALENDAR: None.

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

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Senior Planner Syndi Souter presented proposed revisions to the Story Pole Procedures to the ARB and requested their feedback and comments. Ms. Souter advised that the Story Pole Procedures are being revised to clarify that blue flags are no longer allowed and that contrasting colored ribbons, flags, or construction safety mesh (e.g. neon pink, orange or red) shall be required to ensure the installed poles are clearly visible. She further clarified that the type of flags should be noted on the story pole plan, and that any guywires required for the story pole installation shall not be anchored to trees or other vegetation. The Board did not have any comments and supported the requested revisions.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:56 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, February 29, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

April

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
	1 1pm Dog Park Opening LR 5:30pm Planning Comm. Mtg. CC-TV	2 9am FY 24-25 Budget-Parks CM 10am Supervisor's meeting CM 1pm FY 24-25 Budget-CDD CM 4pm FY 24-25 Budget-Pool CM	3 9:30am Admin Duties Discussion 10:30am FY 24-25 Budget-Admin. CM 1:30pm Budget Gen. Gov. Review CM 4pm FY 24-25 Budget-Library CM 5:30pm Fire District Board CC-TV	4 8am DTBAB Meeting SR 9am FY 24-25 Budget-PW CM 11am Tyler Training CM 2pm All CDD Staff Meeting CM 2pm PW Staff Meeting CC 3pm Community Project Fund. Grant LR 4pm C-DOG LR 4pm Discuss Fee Study Changes CM	5	6
7	8 3pm City Council Closed Session CM 5:30pm City Council Mtg. CC-TV	9 10am Supervisor's Meeting CM 2:30pm Weekly CDD Staff Mtg. CM 4pm Biweekly HR Meeting CM 4:30pm School Dist. Closed Sess. SR 5:30pm School District Mtg. CC-TV	10 2pm FY 24-25 Budget-Review CM 4:30pm Water District Closed Sess. SR 5:30pm Water District. Mtg. CC-TV	11 11am Inter-Dep. Coordination CC 2pm PW Staff Meeting CC 2:30pm Code Compliance Mtg. LR 5:30pm Architectural Review Board CC	12	13 9am Carp Beautiful CC 9am -1pm ABOP – PW Yard
14	15 10am Admin Services Meeting CM 5:30pm Special City Council Mtg. CC-TV	16 10am Supervisor's Meeting CM 2:30pm Weekly CDD Staff Mtg. CM	17 5:30pm Traffic Safety Committee CC	18 10:30am IDAG Mtg. BR 1pm Parks Department Mtg. SR 2pm PW Staff Meeting CC 2:30pm Code Compliance Mtg. LR 3pm COSMAD CC 5:30pm Tree Advisory Board CC	19	20
21	22 10am Admin Services Meeting CM 3pm City Council Closed Session CM 5:30pm City Council Mtg. CC-TV	23 10am Supervisor's meeting CM 2:30pm Weekly CDD Staff Mtg. CM 4pm Biweekly HR Meeting CM 4:30pm School Dist. Closed Sess. SR 5:30pm School District Mtg. CC-TV	24 3pm Harbor Seal Advisory Board CC 5:30pm Water District. Mtg. CC-TV	25 10am Collection information CM 2pm PW Staff Meeting CC 2:30pm Code Comp Mtg. LR 3:30pm Monthly Finance Budget CM 5:30pm Architectural Review CC	26	27 9am -1pm ABOP – PW Yard
28	29 10am FY 24-25 Budget-Parks CM	30 8:30am FY 24-25 Budget-Library CM 10am Supervisor's meeting CM 2:30pm Weekly CDD Staff Mtg. CM		SR Side Room CM Camber Meeting Room CC-TV Council Chamber Televised CC Council Chamber LR Lobby Meeting Room		

City of Carpinteria
Planning Activity Summary

March 2024

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 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 3/28/2024

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review.	Brian	1	Yes
24-2284-CDP/ADU	Carolyn Friedman	5291	Cambridge Lane	New 400sf detached ADU	Submitted 2/28/2024. Under review.	Syndi	1	
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Under review.	Syndi	1	
24-2281-DP/CDP/ARB	City of Carpinteria	Franklin	Creek Trail	Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street	Submitted 2/26/2024. Under review.	Syndi	1	
23-2251-CUP	Jeffrey and Lori Runnfeldt / Ray Ames	1025	Cindy Lane	Automobile storage.	Submitted 9/08/2023. Incomplete 10/05/2023. Resubmitted 3/04/24.	Brian	1	Yes
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Incomplete 3/26/24.	Brian	2	
24-2275-CDP/ADU	Rosales	4585	El Carro Lane	garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024	Syndi	2	
24-2274-CDP/ARB	Cooper-Smith Family Trust	1314	Sterling Avenue	198 sq ft entry addition, new doors/windows, interior	Submitted 02/08/24. Incomplete 3/07/24.	Brian	2	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024.	Syndi	2	
23-2264-TPM/CDP	Eberling-VanDerKar TPM/CDP	435	Concha Loma Drive	Two Way Lot Split	Submitted 11/30/23. Incomplete 12/27/23.	Brian	2	
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	
23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. Incomplete 12/27/23.	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. Resubmitted 12/1/23. Incomplete 12/27/23.	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	
23-2223-CUP	Marco Diez	1031	Cindy Lane	Car storage and personal storage	Submitted 5/19/2023. Incomplete 6/15/2023. Resubmittal incomplete 10/5/2023. Resubmittal 10/25/2023. Incomplete 11/21/2023.	Brian	2	Yes
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 that 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
23-2246-ARB/CDP	Carrie Kirchner	1505	Casitas Pass Road	Remodel/addition	Submitted 8/18/2023. Incomplete 9/14/2023. Resubmitted 10/19/2023. Complete 11/17/2023. Schedule for Prelim ARB 02/29/2024.	Marysol	3	
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. Resubmittal 11/22/2023. 2nd Incomplete 12/22/2023. Resubmittal 1/11/2024. Complete 2/8/2024. Tentatively scheduled for ARB on 4/11/2024.	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. Awaiting revised plans.	Syndi	3	

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. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 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 for prelim review-continued with comments. Resubmittal 2/26/2024. Tentatively scheduled for ARB on 5/16/2024.	Syndi	3	
22-2175-DP/CDP	Saticoy Development LLC	4253	Carpinteria Ave	Construct 1 new unit	Submitted 8/8/22. Incomplete 9/7/22. Resubmittal 10/11/2023. 2nd Incomplete 11/6/2023. Resubmitted 2/7/2024. Complete 3/7/2024.	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. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. Proposed Final EIR underway.	Nick/Luis	3	
24-2278-CDP/ADU	Saticoy Development, LLC	4253	Carpinteria Avenue	New 609sf detached ADU	Submitted 2/7/2024. Director approved 3/6/2024.	Syndi	4	
24-2277-CDP/ADU	Alec & Amber Hardy	5378	Dariesa Street	New 536sf attached ADU	Submitted 2/7/2024. Director approved 3/7/2024.	Syndi	4	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024.	Syndi	4	
23-2267-SIGN	Holiday Inn	5606	Carpinteria Ave	Replace freeway sign	Submitted 11/7/23, requires Modification, awaiting add'l information. Resubmittal 1/25/24, scheduled for ARB. Prelim/Final ARB 2/29/24. Waiting for decision to proceed from applicant.	Brian	4	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024.	Syndi	4	
23-2259-CDP/ADU	Robert Burlison	5035	Seventh Street	New 325sf detached ADU	Submitted 10/11/2023. Incomplete 10/31/2023. Resubmittal 12/12/2023. Director approval 1/11/2024.	Syndi	4	Yes
23-2258-CDP	Robert Burlison	5035	Seventh Street	New storage shed with electrical	Submitted 10/11/2023. Incomplete 10/31/2023. Resubmittal 12/12/2023. Complete 12/22/2023. Director approval 1/30/2024.	Syndi	4	Yes

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
23-2247-CDP	Laurie Stout	5556	Calle Arena	288 sf accessory building	Submitted 8/30/2022. Incomplete 9/25/2023. Resubmitted. Complete. Director approved 3/22/2024.	Marysol	4	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024.	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. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal. Director Approved 3/8/2024.	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.	Brian	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.	Brian	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.	Brian	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	
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		Citywide	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		Citywide	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	

23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete.	Marysol	5	
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. To ARB for prelim on 12/14/2023. Tentatively scheduled for PC on 4/1/2024.	Syndi	5	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. Ordinance amendments scheduled for PC 3/4/24.	Nick/Megan	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. GPUC reconvened 3.18.24.	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	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24.	Brian	6	
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	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 Schedule for CC 1st read	Megan/David	7	
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. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC.	Brian	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 2024.	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 to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
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. CC approved standardized design on 2/12/24	Megan	8	
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	8	
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. Revised draft submitted to HCD 11/14/22; under review. CC re-adoption 1/22/24. Resubmitted to HCD for final certification 1/23/24.	Nick/Patsy	8	
23-2266-SIGN	Jaeger Partners	888-892	Linden Ave	Overall Sign Plan	Submitted 10/30/23, Incomplete. Resubmitted 1/23/24. Preliminary ARB 2/15/24. Director approved 2/27/24. Final ARB 03/14/24.	Brian	9	
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. Director Approval 01/16/2024. Schedule for Final ARB 02/29/2024.	Marysol	9	

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. Tentatively scheduled for Final ARB on 5/16/2024.	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.	Brian	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	
23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. scheduled for Final ARB 02/29/24.	Brian	10	
19-1980-ARB	Stengel	5420	Cameo	Remodel SFD & 1st floor addition	Submitted 4/19/19. Comments back to applicant 5/13/19. Complete 5/22/19. Prelim ARB approval 6/13/19. Director approved 7/30/19. Final ARB approval 9/26/19. Applicant submitted Time Extension Request granted 12/11/20.	Nick	10	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 in plan check.	Syndi	12	
23-2268-CDP/ADU	Paul Zeoli	5159	Ogan Road	Convert (e) 662sf detached guest house to an ADU	Submitted 12/6/2023. Director approval 1/5/2024. BP#14229 submitted 1/31/2024.	Syndi	12	Yes
23-2265-SIGN	Key 2 Fitness	4138	Carpinteria Ave	Wall Sign	Submitted 11/30/23. In plan check.	Brian	12	
23-2260-CDP/ADU	Sohil Karimy	5491	El Carro Lane	Convert existing 2-car garage to an ADU.	Submitted 10/11/2023. Complete & Director Approved 11/8/2023. Building Permit in plan check 11/16/2023. Building Permit final processing.	Marysol	12	
23-2256-CDP/ADU	Todd Mathers	5353	Eighth Street	Convert (e) 615sf rec room to an attached ADU	Submitted 10/3/2023. Incomplete 10/27/2023. Resubmittal 10/31/2023. Director approval 11/15/2023. BP#14191 submitted 12/8/2023.	Syndi	12	
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. BP#14204 submitted 12/20/2023.	Syndi	12	
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 approval 9/25/2023. BP#14221 submitted 1/22/2024.	Syndi	12	

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 for one sign issued. Deferred building permit for second sign in plan check 01/22/2024.	Marysol	12	
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. Building Permit in plan check, new tenant business license pending.	Marysol	12	
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. Approved by the PC on 11/6/2023. BP#13790-R1 submitted 1/2/2024.	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	
23-2225-CDP/ADU	Scott Carrington	1551	Myra Street	New detached 450sf ADU.	Submitted 6/8/2023. Director approval 6/29/2023. BP#14063 ready to issue 11/10/2023-awaiting applicant to pull permit.	Syndi	12	
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. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023.	Marysol	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.	Brian	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 to plan check. Building permit application withdrawn by applicant 11/29/2023. Pending resubmittal at a later date.	Marysol	12	
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. Final ARB on 12/14/2023. BP#14198 submitted 12/18/2023.	Syndi	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 submitted 3/20/2023-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	
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. Final ARB on 12/14/2023.	Syndi	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	
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	
23-2255-CDP/ADU	Jason Jacquet	4917	Sawyer Avenue	New 480sf detached ADU	Submitted 9/15/2023. Director approval 10/13/2023. BP#14180 issued 12/21/2023.	Syndi	14	
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 issued 11/29/2023.	Syndi	14	
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 issued 12/11/2023.	Syndi	14	Yes
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	
23-2224-SIGN	Seek Health/ Mckenzie Cervini	1110	Eugenia Place, Suite 200	new sign for chiropractic office	Submitted 5/30/2023. Incomplete. Approved 9/27/2023.	Marysol	14	
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 issued 3/13/2024.	Syndi	14	
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	

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. Director approved 12/20/2022. BP#13845 issued 3/3/2023.	Syndi	14	Yes
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 Fernandes	1330	Vallecito Place	New entry porch, exterior updates, & interior remodel	Submitted 1/8/2021. Incomplete 2/5/2021. Resubmittal 2/19/2021. Complete 3/18/2021. To ARB for prelim/final 3/25/2021. Director approval 11/10/2021. 1-year TEX approved 7/28/2022; now expires 11/10/2023. BP#13946 issued 7/18/2023.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	

20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. BP#12889 issued 8/3/2020. Under construction.	Syndi	14	
19-2016-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New skate park and amenities	Submitted 10/22/2019. Complete 11/20/2019. Prelim review at ARB on 1/30/2020. Approved at PC on 6/1/2020. Final ARB on 3/31/2022. BP#13622 submitted 4/27/2022, in plan-check. Demo permit issued 5/17/2022. PW Grading permit issued 5/25/2022. BP #13622 issued 9/26/2022. Under construction. Awaiting items to complete final inspection.	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	
19-1965-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	

18-1909-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.	Brian	14	
15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Resubmitted 7/13/15. Complete 8/10/15.	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	
23-2270-CDP/ADU	Joe & Kimberlee Franken	4745	Dorrance Way	Convert (e) 600sf detached 2nd unit to an ADU	Submitted 12/20/2023. Director approval 1/24/2024. CofO issued 2/29/2024.	Syndi	15	
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	
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. CofO issued 2/29/2024.	Syndi	15	Yes
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. Final inspections 1/30/2024. CofO #965 issued 2/6/2024.	Syndi	15	
23-2211-SIGN	Pro Deo Foundation / Coastland	5036	Carpinteria Avenue	New retail signs	Submitted 3/3/2023. Approved 3/30/2023.	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	

Last updated

3/28/2024 12:51

BUILDING PERMIT REPORT

03/01/2024 - 03/31/2024



Permit #	Application Submittal	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
14262	3/25/2024	3/26/2024	004-026-007	4898 Malibu Drive	Los Altos Property Limited Partnership Attn: Rebecca Stirling	Meter main panel upgrade from 100 A to 200 A. Single phase 120v/240v. Same location.	2,000	Pending Pickup		
14260	3/19/2024	3/19/2024	004-009-012	4615 El Carro Lane	POTTKOTTER FAMILY TRUST 10/13/14	Tear off existing composition shingles and flat roof. Install 1'/16' osb plywood. Install 40 year Landmark Composition. Install modified bitumen on flat portion. 21 squares, Color like for Like	27,000	Issued		
14258	3/14/2024	3/14/2024	004-009-047	1482 Eucalyptus Street	CHEIN, ALICE	Tear off existing roof, house and attached garage, install new composition shingle, color like for like (Sierra Grey), 13 squares.	5,200	Issued		
14253	3/11/2024	3/11/2024	003-600-035	4705 Aragon Drive	SWEENEY FAMILY TRUST 12-30-03	Remove and dispose of one existing layer of roof system on main house. Install new underlayment and Landmark shingles, like for like (Charcoal Black). 24 1/2 squares.	24,840	Issued		
14250	3/5/2024	3/18/2024	003-700-023	4980 Sandyland Road # 119	SUNSET SHORES CONDO HOMEOWNERS ASSN	Remove and replace existing kitchen cabinets, counter tops, existing bathroom, tub/shower, toilet, vanity, flooring, patch and paint.	25,000	Pending Pickup		
14242	2/14/2024	3/1/2024	003-590-011	1458 Camellia Circle	Alex Fox and Alejandra Borunda	Install dedicated 50 amp circuit to an electrical stove.	700	Issued		
14234	2/5/2024	3/1/2024	003-313-011	5065 8th Street	HICKEY BROS LAND CO INC	Install drywall, kitchen cabinets, countertop, flooring and paint.	25,000	Issued		
14233	2/5/2024	3/1/2024	003-313-011	5061 8th Street	HICKEY BROS LAND CO INC	Install drywall, kitchen cabinets, countertop, flooring and paint.	10,000	Issued		
14231	2/1/2024	3/7/2024	004-011-007	1483 Anita Street	GLOBA ALEXANDER PETER/PATRICIA GRIFFIN	Install dedicated 60 amp circuit to wall mounted ChargePoint EV charger.	700	Issued		

14228	1/22/2024	3/18/2024	001-070-059	1039 Casitas Pass Road	The Towbes Group	Exterior wall-mounted sign, consisting of individual aluminum channel letters. Illuminated face-lit letters will utilize LEDs. [Mollies Italian Deli; Project #23-2241-SIGN; see also BP# 14131]	1,980	Pending Pickup		
14212	1/8/2024	3/12/2024	003-101-008	4462 Via Real	BRET ANDERSSON	Convert (e) attached 400sf 2-car garage to a 400sf studio JADU	65,000	Issued		Yes
14207	12/19/2023	3/5/2024	001-300-013	5476 Cameo Road	5476 Cameo Road, LLC	Interior remodel of 1,493 (net) s.f. residence, replacement of windows and exterior doors new trellis structure to replace existing. Exterior and landscaping improvements.	180,000	Issued		
14206	12/28/2023	3/18/2024	004-031-018	4188 Carpinteria Ave	CARPINTERIA BUSINESS PARK PARTNERS	(1) Wall Sign, non-illuminated. (Key 2 Fitness; 23-2265-SIGN)	3,200	Issued		
14143	9/27/2023	3/7/2024	003-254-011	4854 Eighth Street	HEIMBERG FAMILY TRUST 03/12/2008	Convert an (e) 383sf game room and an (e) 244sf one-car garage into a 627sf one-bedroom ADU.	20,000	Issued		Yes
13958	4/19/2023	3/11/2024	001-070-067	5666 Carpinteria Avenue	CARPINTERIA STORAGE, LLC	Modification to an existing wireless facility. Remove (3) antennas, (9) radios, and (2) cabinets. Install (3) antennas, (9) radios, and (2) cabinets.	40,000	Issued		
13930	3/27/2023	3/14/2024	004-036-024	4558 Carpinteria Avenue (Best Western)	CARPINTERIA MOTOR INN, INC	Remove (3) panel antennas; Remove (5) 180AH battery strings; install (3) new antennas; Install (2) NEQ. 15930 rectifier modules; install (1) 6651 baseband unit and 1 new XMU; Install (3) RRUS 8863 N77; Install (1) DC-09 Nema surge suppressor; Install (1) DC power trunk; Install 91) 24 pair fiber trunk; Install (5) 185AH battery strings. ***RE-INSTATE Expired BP 3/14/24***	145,000	Issued		

13895	2/23/2023	3/12/2024	003-351-037	5637 Calle Pacific	FLOURISH TRUST	New swimming pool, shade trellis, patio, flatwork, fencing, and landscaping. Scope includes demo of existing pool. Revision #1: demo (e) rear stairs & construct new concrete stairs w/ railing.	20,000	Issued		
13758	9/6/2022	3/14/2024	001-190-064	1160 Mark Avenue	CANALINO PROPERTIES	Remove (3) panel antennas, install (6) panel antennas, remove (1) baseband unit, install (1) baseband unit, install (1)XMU, install (4)rectifier modules, install (2)190AH battery strings. ***RE-INSTATE Expired BP 3/14/24***	25,000	Issued		

Total Records: 18

3/28/2024