



Planning Commission

Meeting Agenda

Monday, June 3, 2024 at 5:30 pm

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

In-Person Meeting and Virtual Participation Options

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).
- Call 669-900-9128 (and enter Webinar ID 886 2938 3844) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by [CLICKING HERE](#). Alternatively, you can join the Zoom webinar by logging on to zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 886 2938 3844.

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.

- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

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

- 1) Minutes of the regular Planning Commission meeting held February 5, 2024
- 2) Minutes of the regular Planning Commission meeting held March 4, 2024
- 3) Minutes of the regular Planning Commission meeting held April 1, 2024

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

- 4) **Updates to Density Bonus Regulations**
Project 21-2111-LCPA/ORD
Address: Citywide
Applicant: City of Carpinteria

**Planners: Megan Musolf and
Mindy Fogg**

Hearing at the request of the City of Carpinteria to consider Project No. 21-2111-LCPA/ORD, an ordinance proposing to repeal and replace Chapter 14.77 of the

Carpinteria Municipal Code, part of the City's Local Coastal program, to implement changes to State density bonus law; and to approve a California Environmental Quality Act ("CEQA") exemption pursuant to CEQA Guidelines sections 15265 and 15061(b)(3). The ordinance would be applicable Citywide on any parcel that proposes a qualifying project under State density bonus law.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 5) Architectural Review Board Meeting Minutes of February 29, 2024, March 14, 2024, and April 11, 2024
- 6) City calendar for the month of June, 2024
- 7) Planning Activity Report as of May 30 30, 2024
- 8) Building Permit Report as of May 30, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, JULY 1, 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, May 30, 2024 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Benefield. Commissioners Present: Jane L. Benefield, Chair Glenn La Fevers, Vice-Chair David Allen John Moyer Katherine Salant Others Present: Nick Bobroff, Community Development Director Brian Banks, Principal Planner Mack Carlson, Legal Counsel, Brownstein, Hyatt, Farber & Schreck	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held November 6, 2023 MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 4-0-1 (Benefield, La Fevers, Moyers and Salant in favor; Allen abstained) to approve the regular Planning Commission meeting minutes of November 6, 2023, as presented.	CONSENT CALENDAR
NEW PUBLIC HEARING 2) 4745 Carpinteria Avenue Mixed-Use Project Project #: 23-2221-DP/CDP Address: 4745 Carpinteria Avenue Applicant: Edward DeVicente, DMHA Architecture Planner: Brian Banks Hearing on the request of Edward DeVicente, DMHA Architecture, to consider Project 23-2221-DP/CDP (application filed April 14, 2023) for a Development Plan and Coastal Development Permit to allow	NEW PUBLIC HEARING

redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development comprised of a 24-unit, 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building; and to accept a categorical exemption pursuant to §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-251-021, addressed as 4745 Carpinteria Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner La Fevers visited the site and saw story poles, and Commissioner Allen said he did the same. Chair Benefield visited the site and spoke with John Nicoli, and Carlena McKnerney. Commissioner Salant visited the site and spoke with one neighbor from the trailer park, as well as the Sun Coast Rentals manager. Commissioner Moyer visited the site.

Principal Planner Brian Banks presented the staff report. He said staff was recommending approval of the project and to accept a categorical exemption pursuant to §15332 of the California Environmental Quality Act (“CEQA”).

Commissioner Salant gave a presentation where she pointed out her concerns about the project. She analyzed the character of the neighborhood’s eating establishments and said the project’s commercial area that could accommodate a café has a narrow patio with very limited outdoor seating.

Salant noted that the plans show two apartment buildings each facing a central aisle that is less than 10 feet wide and noted that on the second level, portions of the aisle are covered by the aisle above it and would either be partially or completely shaded, which creates a tunnel-effect. She further noted that 16 of the 18 apartments have a bedroom facing the public central aisle with large bedroom windows adjacent to the public walkway which creates serious privacy issues.

Salant made suggestions for how the two apartment buildings could be redesigned to create more space and more sunlight between them, such as eliminating one bathroom in the two-bedroom units to reduce the length of each unit, thereby creating an additional 12 feet between the buildings. She further noted that the architect could rearrange the plan to create two-floor townhouses where the bedrooms would be located on the second floor and thus reduce privacy issues.

Principal Planner Brian Banks proceeded to answer commissioners' questions about the project. Topics included plate heights, Flood Zone requirements impacting the potential to lower grading of the parking garage, trash enclosures in the garage, providing Wi-Fi for all residents, conditions restricting rooftop structures such as satellite dishes, details about green elements and soils testing, whether there will be an onsite manager, and whether diagonal parking can continue on Ninth Street.

Legal Counsel Mack Carlson provided information on restricting satellite dishes or over-the-air reception devices. He clarified there is ability to regulate but private properties have certain rights they retain. He explained projects with 16 units or more require an on-site manager, and the devices are something the landlord or manager can regulate, with limits established regarding reasonable locations for them (for example, allowing devices on a balcony vs. a roof).

Commissioner Salant questioned why flat roofs were not considered and said it would be an easy way to reduce building heights. She said a good designer can make anything look good.

Mr. Banks continued with project details in response to questions on deck sizes, the feasibility of adding ADUs, and the rooftop deck.

Commissioner Allen expressed support for Commissioner Salant's ideas to explore converting two-bathroom units to one-bathroom ones, as well as using a different roof pitch.

BREAK – Chair Benefield called for a 5-minute break.

PUBLIC HEARING OPENED - Chair Benefield opened the public hearing. Eleven people came forth to speak and the following are highlights:

Project applicant Ed DeVicente, on behalf of Justin Klentner, owner, stated that they have been working to address project comments and have met with the Ninth Street neighbors. He said Michael Stroh and Katie Klein would answer questions.

Michael Stroh, architect, explained that the floor heights were a result of the project being in a Flood Zone, and the garage cannot be lowered further. Regarding the roof heights, he said they had originally proposed to use flat roofs, but Richard Johnson of the ARB suggested a pitched roof design. Stroh said he believes they have made the roofs look great, and there is not a significant part of the building that exceeds height limits. He detailed changes that had been made to the facades on Ninth Street, including the

addition of porches. Regarding the paseos being narrow, he explained they do solar and shadow studies, and layouts within the units can be changed to allow the bedrooms more privacy. About the commercial footage, it was reduced to allow more parking and amenities to fit in the parking garage. With respect to fire safety on Ninth Street, he explained that they created an area (a fire truck hammerhead) where the fire truck can back in and out using the garage entrance, which results in not having to pave over a large area at the end of Ninth Street.

Katie Klein, landscape architect, provided specifics about the landscaping plan. She said they created as much green space as possible, with mature trees being protected in the riparian area. She said they did a circulation analysis and added planters wherever there are windows to enhance privacy. They also planted trees wherever there is sky. In response to questions about the depth of the planters, she explained they vary between 3 and 5 feet deep.

Project owner Justin Klentner described himself as a local resident and builder, emphasizing that he is not here to rush in and rush out. He said they listened to the concerns of Ninth Street residents and worked with them, noting that as a result, telephone poles on the Ninth Street frontage are now proposed to be undergrounded. He added that he is happy to provide free Wi-Fi and not allow antennas. Regarding rumors that he overpaid for the lot, he said he did so it would not go to an outsider who would build and leave. He clarified that he wanted the project to contain more two-bedroom apartments, but several one-bedroom units were provided at the request of the City. He said there will be low-income units and a manager on-site. He said he doesn't know at this point if the commercial space will be a café, but if there needs to be more room for one they could re-design it.

Amrita Salm expressed that the project is not consistent with the General Plan/Coastal Plan. She pointed out what she felt were inconsistencies in the Staff Report with respect to protecting mountain views, compatibility with surrounding neighborhood structures in size and scale, and traffic and safety on Carpinteria Avenue and Ninth Street. She said you can hardly turn around on Ninth Street, and parking spaces are being eliminated. She said the units are too big and we should accommodate as many people as we can. She also expressed concern about roof heights.

Patrick O'Connor expressed that he believes unbuildable space should not be part of lot coverage. He explained the project has mixed zoning (split zoning), with the Ninth Street side PRD, not commercial. As a result, the setback on Ninth Street has adopted a commercial setback of 5 feet when it should be 15 feet. He said there is the opportunity to challenge these things

as a council and staff, and we should.

Jim Campos said the project will loom over his cottages located on the west side of Ninth Street. He spoke about the concrete flood channel built after the 1969 Flood and how it impacted the west side of Ninth Street, with property owners losing their yards. He said this project impacts the same property owners. He noted they have experienced issues obtaining home insurance due to the proximity of the flood channel, and the developer might also face insurance issues.

Carol Kernahan, owner of a trailer next door, lamented that because of the project, she will open her blinds and not see the sunrise. She asked, among other things, for details about the 50-foot Flood Control channel setback on Ninth Street. It was explained that half of the setback is under Flood Control and half is owned by the applicant.

John Gonzalez, the property owner on Carpinteria Avenue adjacent to the project, pointed out that he and his neighbors are set back 16 and 17 feet, respectively, while the project will be set back 5 feet. He expressed the difficulty he will experience when exiting his property, describing it as a safety concern. In addition to blocked visibility, the road curves at Franklin Creek which impacts the view of oncoming traffic. He thinks the project is too big, noting people will lose views from Ninth Street. He said although he feels for the developer, he does not live in the neighborhood.

John Nicoli, manager of Arbor Trailer Park, explained how its residents park on Ninth Street and the proposed parallel parking will eliminate spaces. He said Holly Ave is very crowded too, and parking issues are much worse in the evening than at noon. He said the city must be diligent in taking care of Ninth Street residents and reconfigure the street, with the project dovetailing its rehabilitation. He expressed that Ninth Street property owners have paid taxes for a long time and have been promised its rehabilitation for 25 years, but it has never happened.

O'Hara Haggerty has lived at the end of Ninth Street for 27 years in front of the bridge. She spoke about the congestion that already exists and how with more congestion, it's going to be very tough.

Commissioner Salant commented that Carpinteria Avenue does indeed curve and expressed concern about the safety of the parking garage entrance.

Mr. Gonzalez said not only will he be impacted, but so will his neighbor and the development. He described it as a mess that will be compounded.

Commissioner Salant suggested that there be entering only from Carpinteria Avenue and exiting only from Ninth Street.

PUBLIC HEARING CLOSED

Chair Benefield closed the public hearing.

Commissioner Moyer expressed support for the project. He said with state mandates easing parking regulations, this project is at its peak right now, and we don't want it to come back with less parking. He said street safety will be an issue we have to deal with, noting that we all must give up something to continue living here. He suggested cutting out the back and forth and getting the project off the table.

Commissioner Allen noted the constraints the city has due to the state mandates. He believes it's an appropriate location for housing, with its mixed use. He said that parking issues are going to get worse and worse due to state laws. He understands how the unit numbers are generated and is okay with it. He's happy with setting back the third story elements from Carpinteria Avenue and Ninth Street. He'd also like to see setting it back on the second floor with the units on the west. He wants support for Wi-Fi and no rooftop structures on the third story, and he would like this in the Conditions of Approval. He said they cannot do anything about Ninth Street parking, but he would like to signal to the City Council to improve it.

Commissioner Salant reiterated that a good designer can make anything work. She said most of the discussion is focused on outside in and we need to address inside out due to privacy issues and bedroom windows. Density bonus is good but shouldn't compromise privacy. She expressed concern about the bend in the road on Carpinteria Avenue and said as a pedestrian you cannot even see the traffic. Regarding Ninth Street improvements, they should be spelled out and incorporated into the project so it will really happen. If the city said they will do it, then they should.

Commissioner La Fevers said he likes the project, and it is an appropriate place for mixed use that is heavily focused on housing. He likes rental housing as opposed to condominium or ownership options and feels it is needed. He appreciates the developer trying to make it a better project for the community. He agrees with most, if not all, of Commissioner Allen's comments. The two-story elements on Carpinteria Ave and Ninth Street softened the three-story project, but if there is additional opportunity to reduce the third story units, he would support that. He's somewhat inclined to push for more one-bedrooms, but it's not a necessity if the developer feels he has the best mix. He would support additional conditions regarding

rooftop structures and would like staff's opinions on extending affordability covenants from 55 years to 100 years. He asked for information on the traffic report about safety on Carpinteria Avenue. He would be leery of tying this project into Ninth Street improvements and feels the primary focus should be the project.

Chair Benefield said she agrees with most of Commissioner La Fevers' comments. She feels the hammer that came down from the state works for Los Angeles but doesn't work well in a small town. She believes any housing is good housing and this project has a lot of good things, but she'd like a reduction in the two-bedroom units to create a better layout. She wants to see more detail and traffic reports. She says she is capitulating to the legal action the city cannot afford, so despite the project not adhering to the General Plan, she is adhering to the Density Bonus Law, the Housing Accountability Act and chipping away at RHNA numbers. Regarding Ninth Street, she feels it shouldn't be tied to the project, but we need to become proactive in getting that project completed. She noted it has been in the Work Program for years. She said she would like this project to return with the details worked out.

Principal Planner Brian Banks addressed concerns about the traffic on Carpinteria Avenue. He said Public Works reviewed the traffic study and it underwent a peer review with our traffic engineer. However, he did not know if the study included the driveway issues.

Community Development Director Nick Bobroff added the study did include line of sight issues, and the consulting traffic engineer agreed with the findings of the study. He said Public Works can be involved in refinement that includes red lining curbs as the project gets developed further.

Commissioner Allen stated that he understands the issues expressed by Mr. Gonzalez, but he does not feel the project should be redesigned. He spoke about how commercial areas often have buildings close to sidewalks and are often unsafe. He acknowledged it will likely be less safe and will require more care.

City Attorney Mack Carlson brought up the ability to extend the affordability covenants. He explained State law allows a longer covenant if there is a city ordinance addressing it, but we do not have one extending it for more than the state-mandated 55-year term. He does not feel it is feasible to craft a condition when we do not know the parameters of future projects.

Regarding Ninth Street, Mr. Bobroff explained the applicant met with the residents and Public Works Department, and offered to take on a larger part of its improvements at his expense in exchange for a reduction on Development Impact Fees. However, it was decided he should focus on his portion for improvements, while the city should pursue the portions of its responsibility on its own timeline.

Mr. Klentner said he is happy to sign a covenant agreeing for the low-income units to be deed restricted for 100 years, and he wants the project to move forward so he can work out details in the next phase.

City Attorney Mack Carlson clarified that his comments related to imposing conditions unilaterally on the applicant, but the applicant can voluntarily agree to restrict the units for a longer term. He also clarified that the maximum duration of such a covenant is limited to 99 years.

Mr. Klentner reiterated that he wants to move into the next phase. He will do what he can do to save inches, reduce height, and explore the possibility of shaving square footage from the west side units (2 or 3 feet). He has been doing all he can do for two years now, and he wants to feel safe moving forward.

Principal Planner Brian Banks commented there is a balancing act we can do. He explained Staff would be comfortable with requirements that are worked out with the ARB or Public Works for their expert opinion, but things that aren't under their purview would result back in Mr. Klentner's hands.

Commissioner Salant said she is not persuaded that the paseo is not going to be a tunnel, and she is not comfortable giving approval.

Community Development Director Nick Bobroff explained the Planning Commission can add conditions, or the applicant can agree to certain details. It can also go back to the ARB for a post-Planning Commission approval.

Mr. Klentner and Mr. Stroh explained they could move the west side units back three feet over the second story units. About the interior units, he said pending further study, they can try to further address privacy concerns.

MOTION

Commissioner Moyer moved to approve Project 23-2221-DP/CDP to allow a new three-story mixed use (commercial/residential) development totaling approximately 64,053 square feet including a 24-unit apartment complex

built around and atop a ground-level concrete parking podium and two-story commercial building fronting Carpinteria Avenue; accept a categorical exemption pursuant to 15332 of the California Environmental Quality (“CEQA”); and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 3, (staff’s recommendation). Commissioner Allen seconded the motion for discussion. He requested inclusion of the following conditions: 1) that Wi-Fi be provided to the tenants, 2) that structures not be placed on roofs that are over 30 feet high, 3) that a manager be on-site, 4) the affordability covenant be extended to 99 years, and 5) that the third-floor west-side units be moved three feet eastward. City Attorney Mack Carlson requested that the city attorney’s staff work with staff to draft the Conditions of Approval. Commissioner Salant requested a condition that the interior units provide more privacy for the bedrooms. Commissioner Moyer said that as explained by the applicant, he believes they plan to address privacy issues through changes in the layout of the units. Community Development Director Nick Bobroff suggested one option is to amend the motion to direct the applicant to solve the layout riddle of creating privacy for the bedrooms. The motion passed 4-0-1 by the following roll call vote: Commissioner Moyer voted yes, Commissioner La Fevers voted yes, Commissioner Salant abstained, Commissioner Allen voted yes, and Chair Benefield voted yes.	
OTHER BUSINESS 3) Election of Planning Commission Chair and Vice-Chair Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted 5-0 to appoint Commissioner La Fevers as Chair. Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 5-0 to appoint Commissioner Allen as Vice-Chair. 4) Appointment of Planning Commissioner to City’s General Plan Update Committee	OTHER BUSINESS

Commissioner Allen expressed his desire to resign from the committee, and Chair Benefield volunteered to serve. The Planning Commission voted 5-0 to appoint her. Upon a motion by Commissioner Moyer, seconded by Commissioner La Fevers, the Planning Commission voted 5-0 to appoint Commissioner Salant to the committee.	
MATTERS PRESENTED BY COMMISSIONERS Commissioner Allen said that the Open Space Advisory Board passed a motion urging the City Council to authorize funding for reinstating an additional Code Compliance officer position, and that he supports it as well.	MATTERS PRESENTED
DIRECTOR'S REPORT 5) Architectural Review Board Meeting Minutes of October 26, 2023 and December 14, 2023 6) City Calendar for the month of February 2024 7) Planning Activity Report as of January 31, 2024 8) Building Permit Report as of January 31, 2024 Community Development Director Nick Bobroff reviewed the materials.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, March 4, 2024 – All present indicated they could attend.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Benefield adjourned the meeting at 8:45 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair La Fevers. Commissioners Present: Glenn La Fevers, Chair David Allen, Vice-Chair Jane L. Benefield John Moyer Katherine Salant Others Present: Nick Bobroff, Community Development Director Brian Banks, Principal Planner Mindy Fogg, Principal Planner Megan Musolf, Assistant Planner Mack Carlson, Legal Counsel, Brownstein, Hyatt, Farber & Schreck	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held February 5, 2024 Commissioner Salant said she had a statement about her comments on the Klentner project. In addition, she asked when the draft Conditions of Approval mentioned on page 8 by attorney Mack Carlson will be available for review. Community Development Director Nick Bobroff said they are ready and available for review at any time. She also asked when planning commissioners will be able to ensure the applicant has met the Conditions of Approval. Bobroff explained the City Council has taken up an appeal of the project's approval, which means it assumes authority and Planning Commission approval is no longer needed. Commissioner Allen asked to replace the sentence under the Matters Presented by Commissioners section with the following one: The Open Space Advisory Board passed a motion urging the City Council to authorize funding for reinstating an additional Code Compliance position, and Commissioner Allen supports it, as well.	CONSENT CALENDAR

Commissioner Benefield asked to remove the name Catherine Decker under Ex-parte Communications on page 2. Chair La Fevers asked that Salant's written document be provided and due to the extent of detail, for the minutes to be continued to the next meeting. MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Benefield, the Planning Commission voted 5-0 to continue the minutes to the next meeting of April 1, 2024. Motion passed unanimously by voice vote.	
NEW PUBLIC HEARING 2) Sanchez Residence Rebuild Project # 23-2263-CUP/CDP Address: 5091 Foothill Road Applicant: Shawn Godkin, architect, for Laura Sanchez Planner: Brian Banks Hearing on the request of Shawn Godkin, architect, for Laura Sanchez to consider Project 23-2263-CUP/CDP (application filed November 21, 2023) for approval of a Conditional Use Permit and a Coastal Development Permit to allow demolition and reconstruction of an existing legal-nonconforming single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.12 - Single-Family Residence Zone District, §14.62 - Conditional Use Permit, and §14.82 - Nonconforming Uses; and to approve an Exemption pursuant to §15302 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-006-013, addressed as 5091 Foothill Road. DISCLOSURE OF EX-PARTE COMMUNICATIONS - None Principal Planner Brian Banks presented the staff report and reviewed the action options. Commissioner Salant asked why the placement of the house on the lot was not being reconfigured to conform given that it is being demolished. She asked how much of the foundation is being replaced. Mr. Banks said the site is maxed out and relocating the house would conflict with the driveway and requirement for two covered parking spaces. He explained that moving it would result in exchanging one non-	NEW PUBLIC HEARING

conforming setback for another. About the foundation, he explained why upgrades are needed but suggested the architect provide better details.

PUBLIC HEARING OPENED

Property owner Laura Sanchez gave background information on the house built by her grandparents in 1931. She said as a bi-racial couple, nobody would rent to them, so they were forced to build on farmland on the outskirts of town. She explained a miscommunication led to demolition of the house. She shared why it is important to her to preserve as much of the original details as possible.

Project Architect Shawn Godkin explained that the permitting process required a soils report. He said based on the findings that the rest of the foundation will need to come out for soil re-compaction.

Commissioner Moyer said he can easily make the findings, and it constitutes rehabilitating housing stock, which is important right now. He commented that he was moved by the applicant's story.

Commissioner Salant suggested that Ms. Sanchez get a historic plaque and try to get the home on a list of historic places. She said preserving original wood and features will give it character that a brand-new home won't have.

Commissioner Allen expressed support and said he could easily make the findings.

Commissioner Benefield said she loves small houses and has lived in 400 square foot ones. She now lives in one three times bigger, and bigger houses just accumulate more junk. She has no problem approving the project, she said.

Chair La Fevers expressed support.

MOTION

Upon a motion by Commissioner Benefield, seconded by Commissioner Moyer, the Planning Commission moved to adopt Resolution PC-24-003 for a rebuild of the residence at 5091 Foothill Road, according to the staff recommendation. The motion passed unanimously by voice vote.

BREAK – Chair La Fevers called for a 2-minute recess.

PUBLIC HEARING CLOSED

- 3) Amendments to the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations
Project # 23-2231-ORD/LCPA
Address: Citywide
Applicant: City of Carpinteria
Planner: Mindy Fogg

Hearing at the request of the City of Carpinteria for the Planning Commission to receive a staff report on proposed amendments to Carpinteria Municipal Code Chapter 14.72- ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, and to provide recommendations to the City Council regarding adoption of the changes, as determined appropriate.

Attorney Mack Carlson clarified that ex-parte disclosures for legislative items are not needed.

Assistant Planner Megan Musolf presented the staff report. She provided background information on the ADU Ordinance, as well as details related to new state laws, the update process, CEQA/environmental impacts (local ordinances are exempt) and Coastal Act considerations. She said Planning Commission feedback was needed on height restrictions, separate conveyance of ADUs, Housing Element incentives for affordable ADUs and any other concerns or questions. She reviewed the Planning Commission's options.

PUBLIC HEARING OPENED & CLOSED – No speakers came forth but it was noted a letter was received from CalHDF.

Attorney Mack Carlson spoke about a letter received from the California Housing Defense Fund (CalHDF) that raised a number of issues: 1) It asked for clarification whether commercial floor area in a mixed-used multi-family development can be converted to an ADU unit. Carlson explained the city is recommending that it cannot be allowed due to the importance of preserving visitor-serving commercial areas and harmonizing state ADU law with the Coastal Act. 2) It questioned whether design standards suggested by the city are sufficiently objective. Carlson said the Planning Commission can recommend further study to see if they can be made more objective. 3) It stated the city's solar panel access ordinance is unlawful. Carlson said we do not see a conflict with our ordinance which is referring

to state building code standards.

Commissioner Allen said he believes our design standards are very important, and he hopes the city will make them as clear and defensible as possible.

Commissioner Salant said if it creates undue hardship to use the same materials for an ADU as the main house, we should allow for a substitution that is aesthetically compatible.

Attorney Mack Carlson explained that the City's ordinance is currently drafted so if the design matches the existing residence, the applicant goes through the ministerial process. If it doesn't align, the applicant has the option to redesign with the primary residence or take it to the ARB for design approval.

Commissioner Moyer commented that the on-the-shelf sets are a very distinct architectural style.

Community Development Director Nick Bobroff said they won't fit with every residence, but there is enough variety built into the pre-designed options that one set can somewhat closely match the materials of many primary residences.

Commissioner Benefield said she is not totally in favor of matching designs. Commissioner Moyer agreed.

Discussion followed about solar panel requirements. Assistant Planner Musolf explained if the existing building has enough array to cover all the expected energy consumption of the existing building and the new ADU, maybe they can get away without adding more, but in most cases it would need more. Bobroff described the solar requirement process and clarified there is no need to further elaborate about it because it is already addressed in the state building code.

The legislative intent of the new state ADU law and how it is better designed for big cities was discussed. Regarding a comment from Commissioner Allen that the few stops Amtrak makes do not create reliable inexpensive transportation for our residents, Bobroff said the law is looking toward the future when more stops are added.

Commissioner Benefield added that many of these laws are written by big city people. She noted L.A. has all kinds of ways to get places, so it makes sense for them. She said that philosophy doesn't work for a small town, and

we should make some effort to push back on that.

Commissioners were asked to give feedback on the following topics: Height restrictions, separate conveyance of ADUs, Housing Element incentives for affordable ADUs, and other concerns.

Raising the ADU Baseline Height Limit From 16 to 18 feet

In response to questions, Assistant Planner Megan Musolf clarified details on the height limits. Among other things, she explained an applicant can choose the most permissive height allowed under the law.

Chair La Fevers expressed support for 18 feet citywide. He suggested that on p. 15 of the ordinance, under item F, privacy standards, that 16 feet be changed to 18 feet. He said they are good with the 18 and 25 feet as stated in the ordinance.

Separate Conveyance of ADUs as Condominiums

Chair La Fevers expressed that he wouldn't support separate conveyance at this time. He said he agrees with staff to possibly consider it at a future date but not in this ordinance update. The other commissioners agreed.

Commissioner Benefield expressed concern about the ADUs needing to comply with subdivision maps, and Musolf affirmed that they would have to comply.

Commissioner Salant noted issues, such as easement, noise, etc., that could arise between homeowners. Bobroff acknowledged the concerns and said CC&Rs would be needed for the individual condominiums.

Housing Element Incentives for Deed Restricted (Affordable) ADUs

Chair La Fevers said he is interested in discussing incentives but would need more information about crafting them. He doesn't want to get bogged down in an incentive program at this time and wants to get tonight's ordinance off the City's plate.

Commissioner Salant pointed out that with any improvement property taxes go up, and taxes are already very high here. Bobroff said he didn't know if a tax incentive would be beyond their purview.

Language Clarifications or Minor Changes

Discussion took place about the sprinkler requirements on ADUs, and Chair La Fevers pointed out these requirements make building ADUs more expensive. Bobroff clarified that the City's ordinance would only require fire sprinklers in ADUs when the primary dwelling requires fire sprinklers, but that the fire district may require otherwise. Chair La Fevers also brought to staff's attention that the language related to the fire sprinkler requirements in Sections 14.72.050 and 14.72.090 was not consistent. Musolf confirmed that the requirements were the same, but that staff would standardize the language in both sections.

Commissioner Moyer expressed appreciation for simpler times, such as when Pete Sanchez built the home Laura Sanchez spoke about.

Discussion followed about occupancy requirements. Commissioner Salant pointed out you can have 2 units on one lot with residential households that are not owner occupied, and it can be quite disruptive with turnover, especially when they become vacation rentals during the summer.

Assistant Planner Megan Musolf elaborated on short-term rental occupancy requirements, noting that a JADU requires an owner on site. Bobroff agreed with Salant about the disruption but explained we are constrained by state law. 30-day leases allow landlords and tenants the ability to have month-to-month leases, and it is legal to rent a unit for 31 days at a time.

Principal Planner Mindy Fogg and Attorney Mack Carlson provided details in response to questions about CEQA/Environmental exemptions for ADUs. Bobroff added the state has adopted a whole suite of exemptions from CEQA review to streamline the building process. Musolf clarified ADUs can still be subject to a discretionary review and CEQA analysis, such as in the case of impacts to environmental habitats or coastal access.

MOTION

Chair Allen moved that the Planning Commission recommend that the City Council adopt the proposed Ordinance (Attachment A), amending Title 14 – Zoning, Chapter 14.72 of the Carpinteria Municipal Code to implement changes reflecting State ADU and JADU law; and recommend that the City Council determine that the proposed Ordinance is statutorily exempt from review under CEQA pursuant to Public Resources Code Section 21080.17, and categorically exempt from review under CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, in addition to minor edits.

Edits include updating privacy standards to match the same 18-foot height

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair La Fevers. Commissioners Present: Glenn La Fevers, Chair David Allen, Vice-Chair John Moyer Katherine Salant Commissioners Absent: Jane L. Benefield Others Present: Nick Bobroff, Community Development Director Syndi Souter, Senior Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING 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	NEW PUBLIC HEARING

(CEQA) Guidelines. The application involves APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

All planning commissioners visited the project site.

Senior Planner Syndi Souter presented the staff report. She said staff was recommending approval of the project with findings, as presented.

PUBLIC HEARING OPENED

George Manuras, the project's general contractor, introduced himself.

Commissioner Salant asked how many cars they owned and what kind. Mr. Manuras said the garage would fit two small cars, a two-seater Mercedes convertible and a Prius. Salant was skeptical that two cars could fit. Senior Planner Syndi Souter explained that the garage is the smallest two-car garage allowed under current code at 18 by 18 feet. Regarding the washer/dryer closet, Salant expressed that she did not like its location in the living room. Mr. Manuras explained many smaller homes situate the laundry off the kitchen, and they could work on it. He then clarified a few questions she had about the outdoor seating and landscaping.

Patrick O'Connor asked if the non-conformances existed in the 1980s when renovations had taken place. He suggested dropping the power lines as a condition of approval.

Senior Planner Syndi Souter explained that the original structures were built in 1949 and 1954; and renovations took place in 1977, 1985 and 1993, all approved and with no new non-conformances allowed at those times. Regarding the utility lines, she explained the service line to the house will be undergrounded but poles will remain and there will be no new poles.

PUBLIC HEARING CLOSED

Commissioner Allen expressed support. He said the project's character and design fits the cottage style of the neighborhood, and it's compatible in size, bulk and scale. He said he supports the findings for the CUP and CDP.

Commissioner Moyer also expressed support. He said it basically says small beach town charm and described it as a big improvement.

Commissioner Salant said she is in favor, noting the design is commendable in that it has been efficient and economical in its choices.

She thinks they'll be happy with the results and will figure out a good place for the washer/dryer. Chair La Fevers expressed support and agreed that the findings can be made. He described it as a nice project. MOTION Commissioner Allen moved to adopt Resolution 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 to adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed to Attachment A, Exhibit 3. Commissioner Moyer seconded the motion, and motion passed 4-0 by voice vote (La Fevers, Allen, Salant and Moyer in favor).	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Allen announced that Citizens for the Carpinteria Bluffs are hosting an event on the bluffs for Carpinteria School District third graders on April 4th. Commissioner Salant asked for a consolidated list of written rules under which the commissioners operate. Director Bobroff explained they are working on it and would like to turn it into a refresher for all commissioners, possibly broken up into several training sessions. Salant asked that they prioritize providing her written rules. Commissioner Allen suggested they find the handbook for commissioners published by the League of California Cities.	MATTERS PRESENTED
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 Community Development Director Nick Bobroff reviewed the materials. Regarding upcoming projects, he said there are some big ones coming this summer, such as the Chevron de-commissioning and Lagunitas mixed-use	DIRECTOR'S REPORT

projects.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, May 6, 2024 – Chair La Fevers and Commissioner Allen said they would be absent.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair La Fevers adjourned the meeting at 6:10 p.m.	ADJOURNMENT
_____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Brad Stein, Chair

OTHERS PRESENT: Approximately 7 members of the public were in attendance.

PUBLIC COMMENT: None.

PROJECT REVIEW

- 1) Project: Carpinteria Business Park Landscape and Hardscape Improvements,
Project 23-2257-DPR/CDP
Address: 4185 – 4198 Carpinteria Avenue
Applicant: Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners
Planner: Brian Banks

Request of Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners to consider Project 23-2257-DPR/CDP for Final review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage with a mix of ground cover, shrubs, and tree plantings. Planter areas in the parking lots along the rear and side of each building would include a mix of existing plantings where healthy, and new plantings where necessary. Also proposed is a new eight-foot wall along the Highway 101 frontage, pedestrian access improvements to join existing building access paths to the bikeway and sidewalk, and new bike parking areas. The 4.11-acre project site is zoned Commercial Planned Development with Residential Overlay (CPD/R) shown as APN 004-031-017, -018 and -019, and addressed as 4185 – 4198 Carpinteria Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments: Brian Banks provided a presentation and described the updates to the project in response to the ARB's preliminary approval comments. Mr. Banks described the requested details for the patio wall, the proposed wall notches to allow the screening vines to grow on both sides of the freeway wall, and presented the proposed pedestrian path lighting details. Mr. Banks asked the ARB to confirm that the project revisions have addressed the ARB's preliminary review comments and asked for confirmation that the details are sufficient for Final approval.

Applicant Comments: Sam Maphis, Landscape Architect, described the plan revisions and clarified questions from the ARB related to the code requirements related to the patio wall and confirmed that a safety fence is not required due to the low height of the wall. Mr. Maphis went on to describe the wall notch design and spacing, and clarified the size of the pedestrian steps joining the sidewalk to the existing walkways.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson asked Mr. Maphis to clarify the spacing and potential size of the vines along the freeway wall and species and size of the proposed tree plantings in the existing planter areas. Mr. Johnson expressed support for the new stair locations and his overall support for the project.

Boardmember Little liked the idea for the vines along the freeway wall. He expressed some concern about the lack of safety fencing for the patio wall even if not required by code and suggested a fence might be a good idea.

Boardmember O'Connor expressed his support for the project and encouraged even more patio areas for the project.

Vice Chair Blakemore expressed her overall support for the project as presented.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend Final approval of the project as submitted.

VOTE: 4-0

- 2) Project: Holiday Inn Express Freeway Pole Sign, Project 23-2267-SIGN
Project 23-2234-DP/CDP/ARB
Address: 5606 Carpinteria Avenue
Applicant: John Iadipaolo, Artistic Sign Group, for HMBL, LLC
Planner: Brian Banks

Request of John Iadipaolo, Artistic Sign Group, for HMBL, LLC to consider Project 23-2267-SIGN for Preliminary review of a request to replace the existing freeway pole sign for the Holiday Inn Express and Suites located at 5606 Carpinteria Avenue. The proposed project would remove the existing approximately 21-foot-tall pole sign along the Highway 101 frontage, and replace it with an approximately 25-foot-tall pole sign in the same location. The existing sign is approximately 97 square feet in area, and the replacement sign would be reduced to approximately 51 square feet in area. The existing stone base and steel column supports would be reused. The replacement sign requires approval of a modification to exceed the CMC sign ordinance maximum height of 20 feet. The 2.38-acre project site is zoned Commercial Planned Development (DPD) with Visitor-serving Commercial (V) overlay shown as APN 001-070-009 and addressed as 5606 Carpinteria Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments: Brian Banks provided a presentation and described the proposed revisions to increase the height of the sign and reduce the sign area. Mr. Banks provided photos of the pre-freeway and post-freeway construction and related the rationale that the applicant included with the application as to the need to increase the sign height for better visibility from freeway travelers. He also provided a detailed background on the original sign approval and subsequent revisions. Mr. Banks went on to describe the Sign Ordinance requirements and the fact that the existing pole sign is considered legal non-conforming as pole signs are no longer allowed by code. He further described the required findings to be made by the ARB to allow the continuation of the legal non-conforming pole sign and for the requested modification to increase the height, and that the Director must also approve the permit. Mr. Banks concluded his presentation and answered questions from the ARB members regarding the site layout and previously-approved landscape plans relative to the freeway hedge location.

Applicant Comments: Joel Leebove, one of the managing partners for the Holiday Inn and Nathaly Gomez, agent for the owners, provided clarifications of the existing sign height and the need for the increased height of the sign. Mr. Leebove clarified the location of the hedge and who is responsible for its maintenance (not Caltrans since the hedge is located on the subject property.)

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson asked staff to confirm the material of the sign and its illumination. He also asked staff to confirm the proposed new sign area as compared to the existing sign. He expressed his appreciation for the sign reduction, but could not support a five-foot height increase and the “slippery slope” that could result in other requests for sign height increases over the 20 foot maximum. He related that he could support a slightly taller sign, but not the full 5-foot height increase request.

Boardmember Little indicated that he drove by the sight prior to the meeting and expressed that the existing sign seemed visible as it is. He further questioned, with the common usage of mobile phone mapping applications, how much a taller sign helps to capture guests at the Holiday Inn.

Boardmember O’Connor expressed his general concern for continuing non-conformances in the City and noted that he has the same concerns with the sign proposal. He expressed his understanding for the desire for the property owner to have a visible sign, but was not sure if the increased height of the freeway was the issue, or if it related more to the location of the sign on the property and the maintenance of the hedge.

Vice Chair Blakemore reiterated Boardmember Johnson’s concern about the precedent of allowing signs over the maximum height. She questioned the other Boardmembers regarding a compromise to allow a slightly taller sign and asked the applicant for their thoughts regarding a compromise on the ultimate sign height.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to recommend preliminary and final approval with the condition that the height increase be limited to a maximum height of 22 feet-6 inches, and confirm that the approval include a condition to include a dimmer for the lighting.

VOTE: 4-0

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

Request of Jaime Parga, agent for Jesse Bustillos, to consider Project 22-2164-DPR/CDP for final review of a request to construct a new 1,137 square foot covered outdoor dining patio to replace the previously existing detached and enclosed dining room structure for the Spot Restaurant. The project would also include other site improvements. The property is a 19,166 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-440-011, addressed as 389 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments: Marysol Smith provided a presentation and described how the project plans have been updated to address the ARB's preliminary review comments. She detailed the updates to the seating layout and dining counter location, the proposed lighting plan details, colors and materials, planter locations and plant species, and bicycle rack locations. She concluded her presentation and requested the ARB to confirm that the project revisions have addressed the ARB's preliminary review comments and asked for confirmation that the details are sufficient for Final approval.

Applicant Comments: Travis Rodriquez, agent for the owner, confirmed that he believed all of the previous ARB comments have been addressed and was available to answer the ARB's questions. He clarified questions from Vice Chair Blakemore regarding the proposed plant species in the planter areas and Boardmember O'Connor's questions regarding the width of the pedestrian path areas relative to the planter widths. Boardmember Little requested clarification from the applicant on the proposed light fixture and confirmed that the fixture fully shields the bulb.

Public Comments: One electronic comment in support of the project was received by an anonymous commenter.

Boardmember Discussion:

Boardmember Johnson expressed his support for the project as presented.

Boardmember Little expressed his support for the project as presented.

Boardmember O'Connor expressed his support for the project as presented.

Vice Chair Blakemore expressed her support for the project and provided comments on the planting palate. She recommended not using the bog sage plantings in favor of the alternate blue flame agave; choosing the blue finger plantings over the beach strawberry; and choosing wire grass over the goldenrod.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend Final approval with comments regarding the preferred plant species options stated by Vice Chair Blakemore.

VOTE: 4-0

- 4) Project: Kirchner Residence Addition, Project 23-2246-ARB/CDP
Address: 1505 Casitas Pass Road
Applicant: Shawn Godkin, agent/architect for Carrie Kirchner
Planner: Marysol Smith

Request of Shawn Godkin, agent/architect for Carrie Kirchner, to consider Project 23-2246-ARB/CDP for preliminary review of a request to construct a 933 square foot addition that would serve as a new three-car garage and provide for additional living area for the main residence. The property is a 16,913 square foot parcel zoned Single-Family Residential District (8-R-1) and shown as APN 001-262-015, addressed as 1505 Casitas Pass Road.

Ex Parte Communications Disclosure: None.

Staff Comments: Marysol Smith provided a presentation and an overview of the proposed project detailing the existing and proposed development on the site, and the proposed driveway relocation and street tree replacement, which require Public Works approval. She described the existing and proposed fencing plans and related that while the site plan depicts an ADU, the ADU was not part of the project being reviewed by the ARB. She presented the architectural plans, colors and materials, and exterior lighting. She described the project's compliance with the zoning code regulations and policies, and noted that approval of a Fence Permit would be required to allow the proposed 5-foot fence within the front yard setback. She answered the ARB's questions regarding the proposed fence location and how the ADU relates to the permit process.

Applicant Comments: Shawn Godkin, architect, explained the thought process regarding the request for the 5-foot fence and its location. The owner, Ms. Kirchner, explained that the proposed taller fence is needed to contain the family's dog which frequently jumps over the existing fence.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed his support for the addition and garage but was concerned that the proposed extension of the chain link fence is not compatible with the neighborhood. He suggested pushing the fence back from the front property line to create a more "friendly" feel for the neighborhood. Boardmember Johnson indicated that he could potentially support a 5-foot fence, but not chain link.

Boardmember Little indicated that he liked the proposed Juliet balcony on the west elevation but wondered if it created a privacy concern. He questioned the need for the taller fence and, like Boardmember Johnson, did not support chain link as the fence material.

Boardmember O'Connor expressed his concern with the resulting lot coverage and density as a result of the future ADU. He noted that the project site acts as an entrance to the neighborhood and expressed support for the driveway relocation. Boardmember O'Connor supported the proposed addition and garage, however he noted that the ADU should not be so prominently located on the lot.

Vice Chair Blakemore expressed her overall support for the addition and garage, but expressed concern about the proposed fence location and chain link material. She suggested that pushing the fence back from the sidewalk and adding some landscaping to "soften" the fence should be studied. She indicated that chain link is not an appropriate material, but appreciated that an alternate fence material can be expensive and that a combination of pushing the fence back and adding additional landscaping to screen a chain link fence might be acceptable. She noted that a hog wire fence might be a good alternative.

ACTION: Motion by Boardmember Johnson, seconded by Vice Chair Blakemore, to recommend preliminary approval with comments to study options to locate the proposed fence further from the property line, and to study alternative fence materials.

VOTE: 3-1 (O'Connor opposed)

OTHER BUSINESS: None.

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of January 25, 2024

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to adopt the minutes as proposed.

VOTE: 4-0

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

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Mr. Banks advised that the ADU Ordinance amendment package would be heard by the Planning Commission on March 4, 2024.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:07 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, March 14, 2024. Vice Chair Blakemore indicated that she would not be able to attend, but all other Boardmembers indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

CITY OF CARPINTERIA

5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD

Meeting Date March 14, 2024

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Amy Blakemore, Vice Chair

OTHERS PRESENT: No members of the public were in attendance

PUBLIC COMMENT: None

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 final 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 updates to the project in response to the ARB's preliminary approval comments. Mr. Banks described the requested lighting details and asked the ARB to confirm that the project revisions have addressed the ARB's preliminary review comments and that the provided details are sufficient for Final approval.

Applicant Comments: Eric Newman, agent for the property owner, had no additional comments.

Public Comments: None

Boardmember Discussion:

Boardmember O'Connor reminded the Board that he was not in attendance at the February 15, 2024 ARB meeting and therefore was viewing the project for the first time. He had general questions of staff regarding the exit signage for the tenant spaces on the south side of the building and the configuration of the tenant spaces. Boardmember O'Connor further had questions regarding the Directory Sign on the south side of the building. Staff clarified that the building occupies almost the entire parcel with no public parking is provided in the Smart and Final lot; and the Directory sign is

provided to direct customers to the tenant space main entries on Linden Ave. and Wullbrandt Way. Boardmember O'Connor indicated that the proposed lighting was acceptable.

Chair Stein commented that the overall project looked great and that he liked the new lights.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend Final approval as submitted.

VOTE: 4-0

- 2) Project: Cooper-Smith Addition/Remodel, Project 24-2274-CDP/ARB
Address: 1314 Sterling Avenue
Applicant: Susan Cooper-Smith, Trustee for the Cooper-Smith Family Trust
Planner: Brian Banks

Request of Susan Cooper-Smith to consider Project 24-2274-CDP/ARB for Preliminary and Final review of a request to construct a new 198 square-foot addition to the front of an existing single-family residence, along with replacement of the existing cement board siding with new plaster finished siding, replacement and new doors and windows, and an interior remodel. The existing landscaping is proposed to remain. The maximum building height would reach 14 feet-4 inches. The resultant residence would be 2,016 square feet in size with an attached 456 square-foot two-car garage, for a total project size of 2,472 square feet. The property is a 10,456 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-542-015, addressed as 1314 Sterling Avenue.

Ex Parte Communications Disclosure: None

Staff Comments: Brian Banks described to the Board that staff reviewed the proposed project with the Director internally to determine if the project should be reviewed by the ARB or if a Director-level approval without ARB review was appropriate. Mr. Banks related that because the main project component consists of an entry addition that is clearly visible from the street, and because the preferred entry design is taller than the existing residence ridge height, the Director felt it appropriate to have the ARB review the project. Mr. Banks then provided a presentation and described that the applicant has proposed two options for the entry addition: 1.) the applicant's preferred option for the taller entry addition design, which exceeds the existing residence height by approximately 1-foot; and 2.) an alternative design which matches the existing residence ridge height. Mr. Banks concluded his presentation by providing details on the other exterior changes proposed, including minor exterior siding changes, window replacements, and new exterior lighting.

Applicant Comments: The applicants responded to Boardmember Johnson's question regarding the entry door and window material, confirming steel is proposed for the entry and aluminum windows for the remainder of the project.

Public Comments: None

Boardmember Discussion:

Boardmember Johnson indicated that he liked the taller entry option as preferred by the applicant.

Boardmember O'Connor commented that the entry design should be the applicant's choice and had no objection to the taller entry addition option.

Chair Stein agreed with Boardmember O'Connor that the entry addition choice should be up to the applicant. He further commented that he liked the choice of light fixtures.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to recommend Preliminary and Final approval with the condition that the entry door and window material be steel.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of February 15, 2024

ACTION: Motion by Boardmember Johnson, seconded by Chair Stein, to adopt the minutes as proposed.

VOTE: 3-0 (Boardmember O'Connor abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Mr. Banks advised the ARB that the Klentner Mixed-Use project appeal hearing is scheduled for a special City Council hearing on March 26th and the staff report would be published by March 21st.

Mr. Banks indicated that he would return at a future ARB meeting with some information on Light Reflective Value (LRV) and how other jurisdictions deal with light reflection for exterior materials and metal roofing.

Mr. Banks answered questions from Boardmember O'Connor regarding how Preliminary vs. Final ARB review is coordinated with approval of a project by the Planning Commission or Director. Mr. Banks clarified that Preliminary ARB review and comments are required prior to any action to approve a project, but Final ARB review is not.

ADJOURNMENT

Chair Stein adjourned the meeting at 6:00 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, April 11, 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 5:30 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 50 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Nystrom Exterior Changes, Project 24-2283-ARB
Address: 1477 Manzanita Street
Applicant: Gordon Statler, agent for Eric Nystrom
Planner: Brian Banks

Request of Gordon Statler, agent for Eric Nystrom, to consider Project 24-2283-ARB for Preliminary and Final review of a request to construct a new pitched roof over the existing flat-roofed garage, the addition of a clerestory window dormer over the existing residence, a new metal roof over the existing front entry porch, and a new metal roof over the existing approximately 256 square foot rear patio cover. The existing landscaping is proposed to remain. With the addition of the new dormer, the maximum height of the residence would reach 16 feet. No new square footage is proposed. The property is a 6,534 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 004-010-004, addressed as 1477 Manzanita Street.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the project. He clarified that the project does not include replacing the patio cover roof as described in the ARB staff report, and as confirmed by the applicant. He provided a physical sample of the proposed metal roofing for the ARB members to review in addition to the material/color board information provided with the staff report and as displayed in the presentation. He concluded his presentation by advising that if the ARB recommended preliminary and final approval, the project would require a Director-level approval prior to approval of the building permit.

Applicant Comments:

The agent, Gordon Statler, and the property owner, Erik Nystrom, were in attendance and available to answer questions. Gordon Statler clarified that the dormer roof element would have a composition

roof material which matches the existing roof. He further clarified that the proposed windows on the dormer element and gable end of the garage would be functional and provide ventilation.

Public Comments: None

Boardmember Discussion:

Chair Stein commented that the project is a big improvement over the existing condition.

Boardmember O'Connor commented that he appreciated that the proposed project and the existing development conformed to all the required zoning standards and that no modifications were required.

All boardmembers expressed their overall support for preliminary and final approval.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend Preliminary and Final approval to the Director as submitted.

VOTE: 5-0

- 2) Project: Lagunitas Apts. & Mixed-Use Project, Project 23-2243-CUP/TPM/CDP
Address: 6380 Via Real
Applicant: Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC
Planner: Syndi Souter

Request of Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC, to consider Project 23-2243-CUP/TPM/CDP for preliminary review of a request to construct a new 159-unit apartment complex with amenities, a 2,224 square-foot market/café, one 3,829 square-foot R&D office space, one 2,889 square-foot R&D office space, 301 parking spaces (196 surface spaces and 105 underground spaces), and associated hardscape/landscaping and site improvements. The property is an 8.63-acre parcel zoned Industrial /Research Park (M-RP) and shown as APN 001-190-097, addressed as 6380 Via Real.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the overall project scope. She summarized the project history and described the previously approved office building and parking arrangement and how it differed from the proposed mixed-use project, noting the relationship to the existing City-owned parcel adjacent to the project site. She provided detailed information and plan images describing the project's architectural style, site arrangement, proposed grading and drainage, parking arrangement, landscaping and exterior lighting. She then noted the story pole installation and provided photographs of the story pole installation. Syndi summarized her presentation with a discussion of the key objectives and policies for the ARB to consider and the ARB's support for the three requested modifications for exceeding the height limit on Building #1, the use of compact parking spaces, and the location of parking within the front setback along Via Real. She concluded by requesting the ARB's input on the following issue areas:

- Site design and project layout;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Landscaping plant palette, including native trees;
- Exterior light fixtures and night-sky compliance;
- Impacts to public views of the mountains;
- Grading and earthwork quantities;
- The three Modification requests; and
- Neighborhood compatibility.

Applicant Comments:

Troy White, agent for the owner, Mark Kirkhart, project architect, Scott Caps, landscape architect, and Jason Gotsis, civil engineer, prepared a presentation and were available to answer questions. Troy White introduced the project team and provided background information on the previously approved office project and how the economics of the commercial/office concept had changed. He noted that after previously meeting with CDD staff, the project was revised to focus on providing rental housing instead. He then described an outline of the applicant presentation. Mark Kirkhart commenced the presentation and summarized the project's design goals, site constraints, and architecture. He clarified that no access to the site would be provided off of Lomita Lane (a private road), other than emergency access for the Fire Department, and described the site topography and the related design intent with respect to the visibility of the parking area fronting Via Real, the height and massing of the buildings, and rationale for the height modification request. He went on to describe the rationale for the site arrangement and related open space calculations. Jason Gotsis then explained the grading and drainage plan and constraints related to existing public easements that bisect the project site. He further detailed the stormwater plan and related expansion of the existing stormwater detention basin and answered questions from Vice Chair Blakemore regarding how the grading calculations relate to the stormwater requirements, and answered a question from Boardmember O'Connor confirming that the proposed electrical service would be underground. The applicant presentation then proceeded with a presentation of the proposed landscape plans by Scott Capps, including the proposed arrangement of the open space areas and perimeter landscape screening. Mark Kirkhart wrapped-up the presentation with a brief "fly by" video to help the ARB better visualize the project design in three dimensions. He concluded by answering questions from the ARB related to the courtyard dimensions, the proposed parking ratio, conjunctive parking proposal, how the open space and lot coverage areas were calculated, dimensions of interior corridor areas, and size of proposed rental units.

Public Comments:

Twenty-one (21) 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. All of the written and electronic public comments received were either in opposition to the project or expressed concern with certain aspects of the project.

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

Lisa Lisiecky (representing the Lagunitas HOA) - Opposed. HOA CC&Rs specify only commercial use of the property. Previously approved commercial development was respectful in its design

(parking arrangement, noise from mechanical equipment, etc.) Noise and lighting are major concern. The open space is used by Lagunitas residents.

Marcy Mullan - (speaker slip submitted, did not comment)

Don Benson - Speaking on behalf of himself and wife, Vera Benson. Opposed. Lomita Lane resident for 60 years. Vera was involved in previous project and revisions. Supports housing that is integrated into the Lagunitas residences but opposed to 3-story design and size/bulk/scale of proposed project. Opposes setback modification. Opposes any uplighting or tree lighting. Fencing should be required along Lomita Lane. Landscaping should be maintained and reviewed every 2 years to confirm maintenance. Opposed to market/cafe due to impacts on Lomita Lane traffic and pedestrians.

William Anderson - Speaking on behalf of himself and his wife. The story pole installation should be updated to reflect carport parking areas. The project should include play areas and plans should be modified to include play areas and additional open space. (Also left written comments).

Bill Murphy - (speaker slip submitted, did not comment). Left written comment opposing project as too large and not what Carpinteria needs.

Mary Jane Yardley - Resident of Lagunitas. Opposed to project as designed. Project includes very little open space. Design is not compatible with existing Lagunitas residential area and small beach town character. EIR should consider the extent of excavation for underground parking and impacts to groundwater. Agrees with other speakers with respect to concerns regarding lighting and noise.

Connie Thompson - Resident of Lagunitas. Not opposed to housing, but project is too large. Project twice the size of previously approved project. Should not be named “Lagunitas” and be confused with the existing residential development. ARB should not support the project as currently proposed.

Ashley DeVan - Resident of Lagunitas since 2013. Opposed. Project much different than previously approved vision for this property and conflicts with CC&Rs. Density is triple that of existing Lagunitas residential community. Project would burden neighborhood with impacts related to parking, traffic and crime. ARB should consider broader context of development and sprawl; General Plan conflict considering location at the edge of City.

Bryan Gindoff - Resident of Lagunitas (also provided a separate written comment letter). Project conflicts with CC&Rs which those who purchased residences in Lagunitas relied upon. The previously approved project was compatible because the commercial uses would happen during the day and thus limit impacts related to noise, lighting and parking at night; owners within Lagunitas have a “contract” with City that should be respected.

Jacqueline Matthews - Resident of Lagunitas. Concerned about being “pummbled” by the proposed large development.

Jim Gaskin - Resident of Lomita Lane. Opposed. When purchased home, was provided information on the previously approved project, which was far smaller. Proposed project is too large, with too much grading and he is concerned about adequate infrastructure existing to serve project. Grading and drainage is also concerning.

David Rosso - Agrees with other commenter's concerns, especially related to density concerns. Asked that the CC&Rs be addressed prior to project moving forward. Concerns with height of proposed structures and compatibility with neighborhood. Concerned that project has been rushed and not enough study of impacts related to traffic, grading and sensitive habitat. Parking is far short of what is needed to serve the number of residential units.

Tim Grimes - Agrees with many of the previous comments. The story poles indicate that the project will be like "Los Angeles", not Carpinteria. The previously approved project seemed appropriate. Main concern is with the project exterior lighting and potential light pollution that would result.

Gary Graumann - Resident of Lagunitas for 13 years. Opposes project. Concerned that this was the first time he received a notice and nobody had made an effort to reach out. When he purchased home in Lagunitas, he met with City staff to review what was proposed on subject site, which is much different than what is currently proposed. Concerned that this project proposes the first underground parking area in City. Concerned about the "boxy" nature of the project and the height, and the project should relate better to the existing Lagunitas residential development. Also expressed concerns regarding lighting, the proposed market/cafe and related noise impact, and CC&Rs.

Kevin Donoghue - (speaker slip submitted, did not comment)

Amrita Salm - No affordable housing included in project is unacceptable.

At the conclusion of public comments, Chair Stein offered the applicant team an opportunity to speak prior to the ARB beginning their deliberations. Troy White, agent, related that he offered to meet with representatives from the Lagunitas residential neighbors to no avail, and that the CC&Rs are not an issue for the ARB review.

Boardmember Discussion:

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

- The CC&R issue needs to be addressed.
- Concerned about how lot coverage and open space is calculated and more functional open space should be provided.
- Story poles should include all structures and stake the property lines.
- Concern about the height & mass along Via Real.
- Agrees (with Don Benson) that a pedestrian fence should be installed along Lomita Lane.
- He is struggling to move forward with the project.

Boardmember Little provided the following comments:

- Agrees with Boardmember O'Connor and prior public comments.
- Commented that the CC&R issue needs to be resolved.
- Story poles show that the project is too massive and too boxy.
- Narrow hallways in the buildings will be too dark.
- Compact parking spaces are not practical.
- A lot of work to be done to downsize, or go back to the original design.

Vice Chair Blakemore provided the following comments:

- Shares concern with Boardmember O'Connor regarding open space calculations.
- Project is a “bait & switch” to the office building in the CC&Rs.
- Size, bulk, and scale is too much; program too ambitious.
- Units are small- should try fewer, larger units with more living space.
- Views should be protected-mountain views and ocean views.
- Not compatible with the area, or creek/riparian habitat. While stormwater design may work, an island of paving so close to the riparian area does not feel comfortable.
- Does not support modification for parking in the front yard setback.
- Underground parking layout has dead ends and does not circulate traffic.
- The date palms and tipu trees will not do well, select another variety.
- Provide true elevations of the structures without the landscaping rendered in front, similar to the County BAR requirements.

Boardmember Johnson provided the following comments:

- The density needs to be mitigated.
- Story poles do not always tell the whole story.
- Applauds the design with shadows and broken massing along Via Real.
- Roof heights could be varied to provide more variety, especially the elevation along Lomita Lane.
- Likes the materials, generous balcony overhangs, animation.
- Three stories at front, the other buildings are two story; grading could be used to vary the heights of the buildings.
- Spread out the compact parking spaces.
- Can accept the modification to park in the front setback, which is common in the commercial developments nearby and Via Real frontage is narrow.
- Likes the underground parking- keeps parking out of sight.

Chair Stein Provided the following comments:

- Prefers conceptual review with other decision makers before formal submittal on large projects.
- What is the benefit to the community from this project?
- Noted the number of units and lack of affordable housing.
- Likened the project to the Klentner mixed-use project - “a quintessential LA project”.
- The public should be proactive and ask for better representation on the City Council.
- All parking should be underground.
- Likes the balconies.
- Project is too big.
- Go back to office building design.
- Project will not provide “market rate housing” that residents can afford.
- Not in favor of CUP for café, which should be in downtown area; parking will spill over onto streets.
- Does not support compact parking spaces; all should be standard spaces.
- Pull the buildings back from the creek and Via Real.
- Project is too tall; size and bulk are too much.

- Cannot support any of the requested modifications.
- Mountain and ocean views are impacted.
- Not compatible with the neighborhood.
- Great project for somewhere else.

Staff requested a poll from the Boardmembers concerning their support (or lack thereof) for the requested modifications for the height exceedance, parking in the front (Via Real) setback, and use of compact spaces.

O'Connor, Little, Blakemore and Stein not in support of any of the modifications. Boardmember Johnson can support all three.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Blakemore, to recommend continued preliminary review with comments.

VOTE: 5-0

OTHER BUSINESS: ARB Meeting of April 25, 2024 is cancelled.

CONSENT CALENDAR:

3. Action Minutes of the Architectural Review Board Meeting of February 29, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Stein abstained)

4. Action Minutes of the Architectural Review Board Meeting of March 14, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Blakemore abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Matters by Boardmembers: Vice Chair Blakemore inquired as to the City's position on the noise impacts of the increased rocket launches at Vandenberg Space Force Base. Staff advised that this issue came up at a recent Coastal Commission hearing and they are looking into it.

Matters by Staff:

- 700 Linden Fireplace and Wall Detail Revisions - The project is nearing completion and the applicant's design team met with staff to discuss two requested revisions which were presented to the ARB for review and comment:

1) Changing the “rammed earth” plaster design on the courtyard fireplace to a large format porcelain horizontal tile of a similar color due to problems with the plaster contractor replicating the approved plaster style. The Board reviewed the tile sample approved the proposed tile option instead of plaster.

2) Changing the combed plaster architectural siding element for the ground floor tenant spaces on each side of the tenant space doors to each unit. The plaster contractor had trouble replicating the shapes in plaster and due to the weight and expense of the precast plaster panels, in addition to maintenance concerns, the applicant proposed a corrugated metal panel in a zinc gray color with an anti-graffiti coating. The architect provided a physical sample of the metal material. The architect answered the Board’s questions regarding the durability of the material and style of mounting/attachment. After reviewing the material and responses by the architect, the ARB approved the proposed material changes as submitted.

- Giovanni’s Pizza Signs and Paint (5205 Carpinteria Ave) - The ARB reviewed a proposed replacement acrylic sign face on the existing ground-mount sign structure, a new proposed wood sign on the existing patio fence on the corner of Carpinteria Avenue and Walnut Avenue, and the proposed painting of a stripe below the existing roof to match the proposed acrylic sign and Giovanni’s color theme. The acrylic sign and roof stripe paint color would be “Fire Engine Red” (CE2029). Boardmember O’Connor inquired as to the light wattage/lumen output and staff advised that the internal sign lights would be the same as the existing (“Good Plow”) sign which was previously approved. After reviewing the signs, paint color, and responses by staff, the ARB approved the proposed signs and paint color as submitted.

ADJOURNMENT

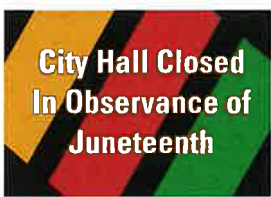
Chair Stein adjourned the meeting at 8:20 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, May 16, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

JUNE

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
						1
2	3 3pm Storm Water Tracking CM 5:30pm Planning Commission CCTV	4	5 1pm PRCS Meeting CM 2pm PW Staff Meeting CC 5:30pm Fire District Meeting CCTV	6 8am DTBAB SR 10am Market Study CM 2:30pm All CDD Staff Mtg. CM 4pm CDOG LR	7	8 9am Carp Beautiful 9am -1pm ABOP – PW Yard
9	10 10am Admin Services Mtg. CM 10am Pickle Ball PRCS LR 3pm City Council Closed Sess. CM 5:30pm City Council Mtg. CCTV	11 10am Supervisor's meeting CM 1:30pm Admin Budget Review CM 2pm Admin EP Meeting LR 2:30pm CDD Staff Mtg. CM 4:30pm School Dist. Closed Sess. SR 5:30pm School Dist. Mtg. CCTV	12 2pm PW Staff Meeting CC 5:30pm Water District. Mtg. CCTV	13 10:30am IDAG Mtg. CC 11am Parks Department Mtg. CM 11am Interdepartmental Mtg. CC 2pm PW Staff Meeting CC 2:30pm Code Compliance Mtg. CM 5pm HOPE NET SR 5:30pm ARB CC	14	15
16	17 10am Admin Services Mtg. CM 5:30pm General Plan Update CCTV	18 10am Supervisor's meeting CM 2:30pm CDD Staff Mtg. CM 4pm H/R Admin. meeting LR 5:30pm Special Joint Meeting CCTV	19 	20 11am Parks Department Mtg. CM 2pm PW Staff Meeting CC 2pm Biweekly HR Meeting CM 2:30pm Code Comp Mtg. LR 3pm COSMAD CC	21	22 9am - 1pm ABOP – PW Yard
23	24 10am Admin Services Mtg. CM 2pm Administrative Hearing SR 3pm City Council Closed Sess. CM 5:30pm City Council Mtg. CCTV	25 10am Supervisor's meeting CM 2:30pm CDD Staff Mtg. CM 4pm H/R Admin meeting LR 4:30pm School Dist. Closed Sess. SR 5:30pm School Dist. Mtg. CCTV	26 2pm PW Staff Meeting CC 3pm Harbor Seal CC 4:30pm Water District Closed Sess. SR 5:30pm Water District. Mtg. CCTV	27 11am Parks Department Mtg. CM 2pm PW Staff Meeting CC 2:30pm Code Comp Mtg. CM 3:30pm Monthly Finance Budget CM 5:30pm ARB CC	28	29
30	31			LR: Lobby Meeting Room SR: Side Conference Room CC: Council Chamber CCTV: Council Chamber Televised CM: Council Meeting Room		

City of Carpinteria
Planning Activity Summary

April 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
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. Resubmittal 5/9/24, under review.	Brian	1	
24-2293-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Under review.	Syndi	1	Yes
24-2294-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Under review.	Syndi	1	Yes
24-2295-PREAPP	Mark & Jami Leaf	5387	Eighth Street	Demo 4 rental units and convert to an SFD with a new detached garage	Submitted 5/20/2024. Under review.	Syndi	1	
24-2296-CDP/ADU	Maggie Camacho	1476	Haida	Convert 353sf and add 378sf to create an attached 731sf ADU	Submitted 5/22/2024. Under review.	Syndi	1	
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
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	
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
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	yes
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	
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	
23-2200-CUP/CDP	Patrick O'Connor	5395	Eighth Street	New driveway & garage remodel.	Submitted 1/18/23. Incomplete 2/17/23.	Brian	2	
23-2215-SIGN	Floors	1015	Casitas Pass Road	sign and 1 hanging sign	Resubmittal 4/26/2022. Incomplete.	Marysol	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. Resubmitted 3/15/24, under review.	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	
23-2234-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	
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. Incomplete 3/27/2024.	Syndi	2	

24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24.	Brian	2	Yes
24-2286-CDP/ADU	Aaron Johnson	4975	Sawyer Ave	New 747 sf detached ADU	Submitted 3/26/24. Under review. Incomplete 4/23/24.	Brian	2	
24-2287-CDP/ARB	Samatha Anderson	5444	Cameo Road	Extensive int/ext remodel and 747sf of additions to existing SFD	Submitted 3/26/2024. Incomplete 4/18/2024.	Syndi	2	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24.	Brian	2	
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	
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. RFP for EIR out for bids on 5/20/2024.	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. Resubmittal 4/18/2024. Tentatively scheduled for cont'd prelim review at ARB on 7/11/2024.	Syndi	3	
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. Pending resubmittal.	Marysol	3	
23-2253-SIGN/ARB	Extra Space Storage	6250	Via Real	New illuminated monument sign	Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024.	Marysol	3	
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. Resubmitted 5/2/2024. Complete 5/14/2024. Tentatively scheduled for Prelim ARB on 7/11/2024.	Syndi	3	
24-2290-CON	Carter	5201-5251	Sixth Street	Warehouse Addition	Submitted 4/05/24. Concept ARB 5/16.	Brian	3	
24-2291-CON	701 Linden LLC	701	Linden Ave	The Palms Renovation	Submitted 4/8/24. Under review.	Brian	3	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	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
21-2116-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. In progress.	Marysol	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. TEX requested 4/9/2024 and approved on 5/7/2024; new exp date is 6/20/2025.	Syndi	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	
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	
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	
23-2228-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. Pending Building Permit submittal.	Marysol	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	
23-2267-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	

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	
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024.	Syndi	4	
24-2289-Sign	Giovannis Pizza	5205	Carpinteria Ave	Replacement ground sign, new wood sign mounted to fence	Submitted 4/3/24. ARB matters by staff 4/11/24.	Brian	4	
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	
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	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	Scheduled for PC 6/3/24.	Nick/Mindy/Megan	5	
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. To ARB for cont'd prelim review on 5/16/2024. Tentatively scheduled for PC on 7/1/2024.	Syndi	5	
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. Review in progress.	Marysol	5	
23-2251-CUP	Jeffrey and Lori Runnfeldt / Ray Ames	1025	Cindy Lane	Automobile storage.	Submitted 9/08/2023. Incomplete 10/05/2023. Resubmitted 3/14/24. Incomplete 4/15/24. Complete 5/1/24. Schedule for PC.	Brian	5	Yes
23-2264-TPM/CDP	Eberling-VanDerKar TPM/CDP	435	Concha Loma Drive	Two Way Lot Split	Submitted 11/30/23. Incomplete 12/27/23. Resubmitted 4/19/24, under review. Complete 5/13/24, schedule for PC.	Brian	5	
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	

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. Awaiting Building Permit application.	Brian	6	
18-1926-DP/CDP	Steadfast Grand Vida II	5464	Carpinteria Ave	Phase II Assisted Living Facility expansion	Submitted 7/12/18. Incomplete 8/10/18. Resubmitted 1/28/19; incomplete 3/7/19. Resubmitted 3/21/19; incomplete 4/18/19. Resubmitted 6/11/19; complete 7/11/19. To prelim ARB 10/17/19; continued to ARB 12/12/19. Prelim ARB approval 12/12/19. To PC 1/6/2020-approved. To ARB for in-progress review 1/30/2020. TEX requested 5/26/2020. TEX approved by PC on 8/3/2020. Approval expires 1/16/2024. 2nd COVID-19 TEX extends expiration date to 1/16/2025.	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
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	

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. Approved by PC on 4/1/2024.	Syndi	6	
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. PC approved, waiting for Bldg. permit submittal.	Brian	6	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC Summer 2024.	Nick	7	
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	7	
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. To ARB for prelim review on 4/11/2024. Tentatively scheduled for CC/PC/ARB concept review on 6/18/2024.	Syndi	7	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 Scheduled for CC 1st read 6/24/24	Megan/David	7	

22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD. 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	
23-2261-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	
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. Awaiting Final ARB plans	Brian	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	
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	

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	
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. Final ARB, waiting for Bldg. permit submittal.	Brian	10	
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	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	
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	

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	
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	
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	
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	
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	

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. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024.	Syndi	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	
22-2192-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	
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. On hold at applicant's request 05/2024.	Marysol	12	
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. CC approved 3/26/24. Demo/Grading permit under review.	Brian	12	
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. Resubmittal and complete 2/13/24.	Brian	12	Yes
23-2225-CDP/ADU	Scott Carrington	1551	Myra Street	New detached 450sf ADU.	Submitted 6/8/2023. Director approval 6/29/2023. BP#14063 ready to issue 11/10/2023-awaiting applicant to pull permit. BP TEX requested 2/13/2024.	Syndi	12	
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. Building Permit in Plan Check.	Marysol	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. Building Permit ready for issuance, pending pickup 3/18/2024.	Marysol	12	
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. Building Permit in plan check.	Marysol	12	
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. BP#14267 submitted 3/29/2024.	Syndi	12	Yes
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	
23-2258-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. BP#14281 submitted 4/17/2024.	Syndi	12	Yes
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. BP#14287 submitted 4/23/2024.	Syndi	12	Yes
23-2265-SIGN	Key 2 Fitness	4138	Carpinteria Ave	Wall Sign	Submitted 11/30/23. In plan check.	Brian	12	
23-2268-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
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. BP#14270 submitted 4/4/2024.	Syndi	12	
24-2274-CDP/ARB	Cooper-Smith Family Trust	1314	Sterling Avenue	198 sq ft entry addition, new doors/windows, interior remodel	Submitted 02/08/24. Incomplete 3/07/24. Prelim/Final ARB 3/14/24. Dir. Approval 4/1/24. CCC appeal period ends 5/2/24. In plan check.	Brian	12	
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. BP#14301 submitted 5/7/2024.	Syndi	12	
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	
24-2277-CDP/ADU	Alec & Amber Hardy	5378	Dariesa Street	New 536sf attached ADU	Submitted 2/7/2024. Director approved 3/7/2024. BP#14292 submitted 5/1/2024.	Syndi	12	
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check.	Brian	12	

24-2284-CDP/ADU	Carolyn Friedman	5291	Cambridge Lane	New 400sf detached ADU	Submitted 2/28/2024. Director approved 3/28/2024. BP#14267 submitted 4/17/2024.	Syndi	12	
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	
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	
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	
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	
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	
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	

15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review. BP issued; under construction.	Brian	14	
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	
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	
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	

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	
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	
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	
19-2016-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	
19-2021-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	
19-2029-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	
20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	

20-2061-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	
20-2066-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	
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	
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	
21-2086-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	
21-2087-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	
21-2090-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	
21-2092-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	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021. Pending inspection.	Marysol	14	

21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021. Resubmittals, pending corrections. Approved 8/17/2021. Building Permit issued. Pending inspection.	Marysol	14	
21-2107-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	
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Pending inspection.	Marysol	14	
21-2126-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
21-2127-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	
21-2132-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	
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	
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	
22-2152-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	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	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	

22-2169-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	
22-2170-SIGN	City of Carpinteria	5781	Carpinteria Avenue	New ground sign for the skate park	Submitted 7/1/2022. Director approval 8/2/2022.	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	
22-2180-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	
22-2187-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	
22-2195-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	
23-2214-CDP/ADU	David Pinkernell	5556	Calle Ocho	Convert 580sf detached garage to a 390sf ADU and a 190 sf garage	Submitted 3/20/2023. Director approval 4/18/2023. BP#13970 issued 5/26/2023.	Syndi	14	
23-2220-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	
23-2224-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	
23-2226-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	
23-2229-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 issued 4/10/2024.	Syndi	14	
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 issued 4/11/2024.	Syndi	14	

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 issued 12/04/2023.	Marysol	14	
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 issued 5/2/2024.	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	
23-2255-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	
23-2256-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 issued 5/2/2024.	Syndi	14	
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. Building Permit issued 2/28/2024.	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	15	
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	15	
21-2134-SIGN	Carpinteria Business Park	4185, -88, -93	Carpinteria Avenue	Update existing signage of 4 tenants to meet the new sign program	Submitted 11/16/2021. Resubmittal under review for approval and building permit. Resubmittal pending. Resubmitted. Approved 4/19/2022. Building permit in plan check. Incomplete. Building Permit issued 6/23/2022. Extension request. Planning signed off. Pending Building & Safety sign off.	Marysol	15	

21-2138-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	15	
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	15	
23-2211-SIGN	Pro Deo Foundation / Coastland	5036	Carpinteria Avenue	New retail signs	Submitted 3/3/2023. Approved 3/30/2023.	Marysol	15	
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. CofO issued 4/18/2024.	Syndi	15	Yes
23-2239-SIGN	Fire Protection District	1140	A	Two non-illuminated signs	Submitted 7/25/2023. Approved 7/26/2023.	Marysol	15	
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. Closed due to inactivity.	Nick	X	
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. Application closed 4/18/2024 due to inactivity.	Syndi	X	
20-2047-DP/CDP	Chevron	5663	Carpinteria Ave	Seal rookery overlook improvements	Submitted 3/26/2020. Under review. Incomplete 4/23/2020. Application closed 4/18/2024 due to inactivity.	Syndi	X	
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. Application withdrawn 4/8/2024.	Syndi	X	
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. Application withdrawn 4/8/2024.	Syndi	X	

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	X	
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Last updated

5/29/2024 14:57

BUILDING PERMIT REPORT

05/01/2024 - 05/28/2024



Permit #	Permit Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Application Submittal Date	Code Compliance Violation	Fire Permit Required
14309	5/20/2024	004-047-036	921 Palm Avenue	CHASEN FAMILY SURVIVOR'S TRUST 2/3/00	Tear off existing roof and reroof with CertainTeed Landmark dimensional shingles. 40 squares. Like for like color and materials.	24,153	Issued	5/20/2024		
14304	5/8/2024	001-280-016	1470 Trenora	LAJEVERS DONALD L/NYSA W	Re-roof: Tear off existing composition shingles. Install CertainTeed Landmark 30 yr. comp- 24 squares, color like-for-like.	21,305	Issued	5/8/2024		
14297	5/6/2024	003-351-038	5641 Calle Pacific	SONGER, BETTY LIVING TRUST 4/8/14	Tear off existing composition. Install CertainTeed Landmark Comp. House and garage, color like for like. 25 Squares	22,415	Issued	5/6/2024		
14284	5/13/2024	003-262-014	804-808 8th Street	PHILBRICK, CHRISTINE N 2003 TRUST 12/5/2003	Tear off (e) roofing. Install new synthetic felt paper, 5/12 pitch, 2x4 drip edge. Install new Landmark Shingles. Color change to Moire Black. Shingles. 36 squares total. (color change approved by Planning 5/13/2024)	24,000	Issued	4/23/2024		
14283	5/13/2024	003-262-014	4902 8th Street	PHILBRICK, CHRISTINE N 2003 TRUST 12/5/2003	Tear off (e) roofing. Install new synthetic felt paper, 5 8/12 pitch, 2x4 drip edge. Install new Landmark Shingles. Color change to Moire Black. 32 squares total. (color change approved by Planning 5/13/2024)	21,100	Issued	4/23/2024		
14221	5/2/2024	004-047-026	842 Walnut Avenue	EXEMPTION EQUIVALENT TRUST 12/5/2011	Build a new, single-story, 686 sf accessory dwelling unit with 2 bedrooms, 1 bathroom, kitchen and dining area, living room and other common areas.	172,000	Issued	1/16/2024		Yes
14191	5/2/2024	003-331-002	5353 Eighth Street	MATHERS FAMILY TRUST 5/27/17	Convert (e) 615sf rec room to a 1-bedroom ADU.	15,000	Issued	12/8/2023		Yes

Total Records: 7

5/28/2024