



Planning Commission Meeting Agenda

Monday, July 1, 2024 at 5:30 pm

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

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

In-Person and Virtual 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 June 3, 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

2) Runnfedlt Automobile Storage Project

Planner: Brian Banks

Project # 23-2251-CUP/CDP

Address: 1025 Cindy Lane

Applicant: Ray Ames, Foothill Design Group

Hearing on the request of Ray Ames, Foothill Design Group, to consider Project 23-2251-CUP/CDP (application filed September 8, 2023) for a Conditional Use

Permit and Coastal Development Permit to allow personal storage of up to nineteen collectable automobiles within an existing approximately 7,550 square foot tenant space in a multitenant industrial/research commercial building; and to accept a categorical exemption pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 001-190-056, addressed as 1025 Cindy Lane.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 3) Architectural Review Board Meeting Minutes of May 16, 2024
- 4) City calendar for the month of July, 2024 (available Monday afternoon)
- 5) Planning Activity Report as of June 27, 2024
- 6) Building Permit Report as of June 27, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY AUGUST 5, 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, June 27, 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 La Fevers. Commissioners Present: Glenn La Fevers, Chair David Allen, Vice-Chair Jane L. Benefield John Moyer Commissioners Absent: Katherine Salant Others Present: Nick Bobroff, Community Development Director Mindy Fogg, Principal Planner Megan Musolf, Assistant Planner Mack Carlson, Brownstein Hyatt Farber Schreck Cody Sargeant, Brownstein Hyatt Farber Schreck	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff introduced Cody Sargeant from the City Attorney's office who is assisting with City matters.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
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 MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted 4-0 to approve the minutes of the regular Planning Commission meetings held February 5, 2024, and March 4, 2024, with edits to the February meeting related to comments by Salant, Benefield and Allen.	CONSENT CALENDAR

MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Allen, the Planning Commission voted 3-0-1 (Moyer, La Fevers and Allen in favor, Benefield abstained) to approve the minutes of the regular Planning Commission meeting held April 1, 2024.	
NEW PUBLIC HEARING 4) Updates to Density Bonus Regulations Planners: Megan Musolf and Mindy Fogg Project 21-2111-LCPA/ORD Address: Citywide Applicant: City of Carpinteria 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. DISCLOSURE OF EX-PARTE COMMUNICATIONS – N/A Assistant Planner Megan Musolf presented the staff report, reviewed action options and said a sample motion has been provided. The following are highlights of questions asked during the presentation: Chair La Fevers asked if significant impacts are the same as significant adverse impacts under CEQA, and Legal Counsel Cody Sargeant explained it is not defined in the same way, and a definition is included in the Draft Ordinance. He also noted not all projects will trigger CEQA or would always require the same level of review. Regarding visual impacts, Commissioner Allen asked if they are too subjective to include in the list of significant impacts in proposed Section 14.77.070. Assistant Planner Megan Musolf said the department discussed this extensively but because analyzing views would vary greatly depending on the project, it was not included in the list. Community Development Director Nick Bobroff added that visual resources could be added to the list of bullets. He explained some flexibility has been baked into the ordinance language so there could be some protection to visual resources on a case-by-case basis.	NEW PUBLIC HEARING

Upon conclusion of Ms. Musolf's presentation, the commissioners continued with questions. Commissioner Benefield asked for clarification on what an "identifiable and actual cost reduction" is regarding the denial of an incentive. Ms. Musolf provided further explanation.

City Attorney Mack Carlson additionally explained the applicant will have to provide data in its application as to why an incentive results in a cost reduction; however, should an agency refute the evidence, the burden of proof is on the agency to prove the requested incentive would not result in an actual and identifiable cost reduction. He said there is a presumption in favor of the applicant in this area.

Commissioner Allen commented that excess height might be the easiest for meeting the burden of proof. City Attorney Mack Carlson spoke about the challenges in creating the evidentiary record that height doesn't lead to a cost reduction. Community Development Director Nick Bobroff explained a likely scenario is that a developer would say additional height is needed to accommodate additional units.

Allen asked about the status of AB 2560 that allows Density Bonus Law to apply in coastal areas notwithstanding the Coastal Act and coastal protective policies. Legal Counsel Cody Sargeant said they are tracking it closely; it passed the Assembly in May, and they will keep the city apprised of it.

Commissioner Moyer inquired about the meaning of the City's right of first refusal in the proposed Affordability Agreement. Community Development Director Bobroff explained this provision would give the City first option to purchase the affordable units, although the City has not done this in recent history. He noted the language was fairly standard across jurisdictions.

PUBLIC HEARING OPENED

Patrick O'Connor said having a structure that refers to the state law in the ordinance takes us out of the game. He said Sun Coast Rentals referred to language in state law that wasn't part of our ordinance that allowed them to have a much denser outcome. He warned that referring to state law in the ordinance is a slippery slope.

PUBLIC HEARING CLOSED

Chair La Fevers questioned whether we should add details to our ordinance or refer to state law in our ordinance, and Assistant Planner Megan Musolf

explained that the provisions referenced are mandatory, and in referencing them instead of including them directly in the ordinance, the ordinance would stay up-to-date for as long as possible.

Commissioner Allen spoke about acreage on which density is based and expressed concern about instances that could lead to absurdity. He provided an example such as a tall building situated on a narrow lot where a creek takes up 2/3rds of the acreage. He said there should be the ability to refer to objective standards, because with certain sites we are being boxed into flexibility. He expressed concern that AB 2560 (Density Bonus Law applied to coastal zones) could dissolve all protections on Bluffs 1, 2, and 3 and suggested looking at areas where current zoning may not be appropriate. He noted we have always been reactionary in legislative matters, but he believes there are opportunities for protection if we act quickly.

A discussion about adding a visual element followed. Chair La Fevers said he likes the idea of adding one to the list and suggested having specific references to impacts from projects, such as seeing bluff developments from the beach. Assistant Planner Megan Musolf said she is aware of one policy in the General Plan that refers to the view corridor to the beach from Linden and Carpinteria Avenues. She said naming specific streets adds some objectivity. Community Development Director Nick Bobroff suggested they tie language from Coastal Act policies into a visual resources item in the ordinance rather than writing brand new policy. Commissioner Allen strongly recommended keeping visual resources on the list, and Chair La Fevers expressed support for crafting additional view protection language.

Commissioner Allen also said that if the only way to increase density is to go up, then what merits examination is our ordinance language with respect to the acreage on which density is based.

Commissioner Benefield expressed frustration that the state does not want us to have anything subjective (no choices). Assistant Planner Megan Musolf agreed subjective standards would not hold up against state law. She said the commissioners are in a bind, because the subjective standards are there to help but could get the city in a lawsuit. She added that if the state wants development everywhere there is land, then developers are all that is needed. She said she is befuddled.

Commissioner Moyer said it's a huge dilemma for the whole state, not just Carpinteria. He expressed concern that if we insert a bunch of subjective requirements that they are just going to get kicked back. He also expressed concern that we need to meet the City's RHNA numbers. He thinks we

need to tie this to state law to make it as easy on us as we can. He asked how many objective regulations exist.

Assistant Planner Megan Musolf provided details related to denying a concession, such as buffer requirements and setbacks for sensitive habitats, as well as geographic instability exposing a property to a coastal hazard. Bobroff explained how they tried to bake in flexibility when circumstances come up.

Commissioner Benefield suggested that certain projects might warrant having experts at meetings to talk the developers into a better project for the city. Bobroff explained there are opportunities to talk to applicants and we can push back, but there is only so much city staff can do.

Chair La Fevers commented that with respect to state law, at some point the pendulum might swing back because legislators are elected. He said it's a slow process, but we might get local control back at some point.

La Fevers proceeded to question why certain things in the existing ordinance had been left out of the new one. He brought to attention that on-street parking not being allowed to fulfill parking requirements had been left out.

City Attorney Mack Carlson explained that Density Bonus law addresses that parking requirements cannot be met through off-street parking, so by referencing state law in the ordinance, it is covered without being specified in it.

Discussion took place about extending deed restrictions. Mr. Carlson explained that state law is being incorporated by reference, but cities can extend restrictions through a resolution brought to the city council, and language has been included to allow the city to evaluate economic conditions affecting restrictions.

Commissioner Allen said he would be inclined to extend affordability covenants for as long as possible.

Chair La Fevers again brought to attention that there are regulations in the existing ordinance that are not in the new one. He said the ability to require offering affordable units to certain subsets of our community is important and was included in the existing one.

Ms. Musolf suggested additional information could be included in a density bonus applicant's guide. Discussion followed, and Commissioner Allen noted that bonus density law does not include things in our ordinance that

we would like to keep. Chair La Fevers expressed concern that the items in a non-ordinance document wouldn't be as strong.

Ms. Musolf explained they could research potentially incorporating them; however, new regulations could not be added via the bonus density guide and would have to be included in this ordinance or state law.

Chair La Fevers asked for clarification about the last sentence under application requirements regarding the terms "reasonable documentation" and "submittal of a pro forma," where an applicant is not required to prove a requested incentive would result in a cost reduction (Section 14.77.040). He said it should be removed or re-worded.

City Attorney Cody Sargeant explained it moves the burden of proof on the city, and it was to keep us from pushing the line. He agreed it could be stricken and said it was there for consistency with state bonus law. He said decisionmakers could be advised of the appellate court decision should the topic come up.

Both Chair La Fevers and Commissioner Allen suggested the language be stricken.

Chair La Fevers asked if we have an opportunity with this ordinance to include a longer term on deed restrictions. Bobroff explained flexibility was built in by allowing the length to be set by a resolution, so that it could be adjusted over time. La Fevers encouraged considering a resolution that once affordable units are built that we hang onto them. Commissioners Allen and Moyer expressed support for a resolution, as well.

The inclusion of visual resources on the list was brought up again. Commissioner Allen suggested the ordinance refer to the City's current visual resource policies in the Local Coastal Plan (LCP), despite some being objective and some being subjective. La Fevers agreed.

Community Development Director Nick Bobroff reiterated his understanding of the Commission's direction: 1) There is unanimous agreement to address visual resources as a coastal resource policy, using a broad reference to all our visual resource Local Coastal Program (LCP) policies, 2) review the existing key provisions for affordable housing covenants and make sure they are included in this ordinance, 3) remove the last sentence of 14.77.040 regarding providing reasonable documentation for the waiver request, and 4) encourage the City Council to consider a longer affordability term than 55 years by resolution. Bobroff explained the revisions would need to go before the Coastal Commission for approval and might possibly be brought back to the Commission before heading to

the City Council for final approval.

Commissioner Benefield thanked staff for completing a difficult task. She said although more housing is needed, the new laws are not popular among the people here and their input is negated.

City Attorney Mack Carlson spoke about the impetus for the Local Coastal Plan (LCP) consistency findings list. He said it was to make clarifications for applicants at the outset. It is not meant to constrain the Planning Commission's authority and is to shift the burden to the applicant to show they aren't going to adversely impact coastal resources. He suggested we hone in on objective criteria for defining when a visual impact constitutes an adverse impact.

Commissioner Allen said he understands the logic but is reluctant not to include visual resources on the list at this stage. He said we need to review all the policies but should begin by including them and receiving Coastal Commission feedback. Chair La Fevers expressed concern that by being more specific we run the risk of leaving something out.

Mr. Carlson explained that the goal of the ordinance is to maximize flexibility, and just because something is not on the list, it does not mean it cannot be considered during future projects.

MOTION

Commissioner Allen moved to recommend that the City Council adopt the proposed ordinance, repealing and replacing Chapter 14.77 of the Carpinteria Municipal Code to implement revised density bonus regulations in response to state law changes; and recommend that the City Council determine that the proposed ordinance is exempt from review under CEQA pursuant to CEQA guidelines §15625 and §15061(b)(3); with an amendment to add visual resources to the list of local coastal resources, deletion of the last sentence in 14.77.040-Application Requirements, and a review of elements of the existing ordinance that may have been left out (parking, local preference policy, affordability terms). Moyer seconded the motion. Motion passed 4-0 by the following roll call vote: Moyer voted yes, Benefield voted yes, Allen voted yes, and La Fevers voted yes.

Commissioner Allen recommended that the City Council and staff look at the city's base density with gross acreage as opposed to acreage limited by physical or objective environmental constraints. He emphasized it is urgent depending on what projects we see.

OTHER BUSINESS - None

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS Commissioner Allen requested that the updated draft Density Bonus Ordinance be provided to the planning commissioners. Commissioner Benefield inquired about new laws related to taxing empty second homes. City Attorney Mack Carlson said most of these vacancy tax measures have been popping up in the Bay Area and apply to both commercial and residential vacancies. He said it's a new tool and he is trying to gather information before taking an initiative like it to the voters.	MATTERS PRESENTED
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, 2024 8) Building Permit Report as of May 30, 2024 Community Development Director Nick Bobroff reviewed the materials.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, July 1, 2024 – Allen said he would be absent for the June 18th joint meeting and July planning commission meeting. La Fevers said he was not sure if he would be able to attend the July meeting. Moyer and Benefield said they could attend the July meeting.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair La Fevers adjourned the meeting at 7:33p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION STAFF REPORT

MEETING DATE: July 1, 2024

ITEM FOR CONSIDERATION

Runnfeldt Automobile Storage 23-2251-CUP/CDP

Request for a Conditional Use Permit and Coastal Development Permit to allow personal storage of up to nineteen collectible automobiles and validation of an as-built approximately 420 square foot storage room within an existing tenant space in a multitenant industrial/research building at 1025 Cindy Lane; and to accept a categorical exemption pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines

Report prepared by: Brian Banks, Principal Planner
Community Development Department


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owner: Estate of Susan Marquart

Applicant: Ray Ames, agent, for Jeffrey Runnfeldt, tenant

Project Location: 1025 Cindy Lane

APN: 001-190-056

Zoning: Industrial/Research Park ("M-RP")

General Plan Designation: Research Development Industrial ("RDI")

Project Site



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-004, thereby approving Project 23-2251-CUP/CDP to allow personal storage of up to nineteen collectible automobiles and validation of an as-built approximately 420 square foot storage room within an existing tenant space in a multitenant industrial/research building at 1025 Cindy Lane; and to accept a categorical exemption pursuant to §15301 of the California Environmental Quality Act (“CEQA”).

II. PROPOSED PROJECT DESCRIPTION

The proposed project is a request for a Conditional Use Permit to allow personal storage of up to nineteen collectible automobiles within an existing approximately 7,550 square foot tenant lease space in a multitenant industrial/research building. The project also includes validation of an as-built approximately 420 square foot storage room within the tenant space and related building and fire code improvements to the interior of the tenant space. No changes to the exterior of the building, landscape or parking areas are proposed.

Conditional Use Permit: Pursuant to CMC § 14.26.030 - Uses permitted subject to development plan approval, personal storage of automobiles is not a principally permitted use within the M-RP zone district. Therefore, approval of a Conditional Use Permit for a storage warehouse is required pursuant to CMC § 14.26.040(14).

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

Plans are attached as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics

The project site is located on the west side and at approximately the midpoint of Cindy Lane. The subject property is approximately 50,094 square feet (1.15 acres) in size and is presently improved with a 19,896 square foot multi-tenant warehouse/office building, parking and access driveways, and site landscaping. The existing building is divided into three tenant spaces, including the proposed automobile storage space. The adjoining tenant uses include a research and development office use in the southeast corner of the building and an industrial design use occupying the northern portion of the building.

The surrounding area is developed with a mix of warehousing, light manufacturing and office uses. The project site is zoned Industrial Research Park (M-RP) and has a General Plan/Coastal Plan designation of Research Development Industrial (RDI). The site is not subject to any overlay districts.

Project History

As a result of a Code Compliance investigation concerning unpermitted construction within the tenant space, a code enforcement case (CE-23-0048) was opened on January 31, 2023. Subsequently, the applicant's agent met with Community Development Department (CDD) staff to determine the options to resolve the enforcement case and abate the identified building code violations. It was determined that while a storage room and related minor tenant improvements within the tenant space would be allowed with approval of a simple building permit, the associated use of the tenant space to store private automobiles would first require approval of a Conditional Use Permit (CUP) by the Planning Commission. The applicant's agent then prepared the required plans and application materials, and a formal CUP application was submitted on September 8, 2023.

Upon receipt of the CUP application, Planning and Building & Safety staff, in coordination with the Carpinteria-Summerland Fire District Fire Marshal, completed a thorough investigation of the relevant building and fire codes that would apply to the change of use of the existing warehouse use to the proposed automobile storage use. Accordingly, the Carpinteria-Summerland Fire District (Fire District) has imposed specific conditions of approval for the proposed automobile storage use to ensure the safety of occupants of the subject tenant space, and the adjoining tenant spaces. These conditions of approval are discussed in more detail in the Environmental and Zoning Analysis sections below.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Section 15301(a) [minor interior alterations within an existing structure] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions consist of the operation, repair, maintenance, permitting, leasing or minor alteration of existing facilities that involve negligible or no expansion of the existing use.

The project would allow storage of collectible automobiles, minor electrical and/or mechanical upgrades to meet current building and fire code requirements, and construction of a storage room within an existing warehouse tenant lease space. No exterior alterations would be required. The use is consistent with the applicable General Plan policies and Zoning regulations subject to the approval of a Conditional Use Permit and would not significantly change the intensity of the use of the existing development. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. The lease space is already equipped with an automatic interior fire sprinkler system as required by the Fire District, and as stipulated by the Fire District, automobiles stored within the lease space would be required to have their batteries disconnected and each automobile's fuel tank would be limited to one-quarter tank of fuel or 5 gallons (whichever is least.) Additionally, the walls separating the tenant spaces would require a 1-hour fire rating to prevent the spread of fire within the existing building. As the project is consistent with these standards, the exemption is appropriate.

For more detail, see the attached Notice of Exemption included as Exhibit 2.

V. ANALYSIS

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

The proposed project would allow for personal storage of up to nineteen collectible automobiles within an existing approximately 7,550 square foot tenant space in the Industrial Research Park (M-RP) zone district previously used for warehousing and distribution of medical supplies. The proposed use requires a Conditional Use Permit to operate in this zone district. As such, staff has reviewed the project in terms of its compliance with the development standards of Chapter 14.26 M-RP zoning district

Zoning Code Requirements

Conditional Use Permit (CUP)

The purpose of the M-RP zone is to provide areas primarily for light industry, technical research, and large business headquarters office use. Research, development, testing laboratories and executive headquarters of business firms that are compatible with the above-mentioned uses are permitted in this zone subject to Development Plan and Coastal Development Permit (CDP) approval. Many other uses, including manufacturing and storage/warehousing uses, are permissible in the M-RP zone subject to the approval of a CUP and CDP.

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

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

The project would allow for storage of up to nineteen collectible automobiles along with minor tenant improvements and construction of an interior storage room within a 7,550 square foot tenant lease space of an existing warehouse/office building on a developed parcel in the City's Industrial Research Park zone district. The project would not involve any increase in area or exterior modifications to the existing building. There are adequate facilities in place, including parking, to accommodate the proposed use.

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

The project site is located on Cindy Lane and is presently served by the existing street network in the area. The proposed project would not result in significant new traffic impacts, nor appreciably change the normal range of traffic generated by other uses in the same zone district. The project would therefore be adequately served by existing streets and highways.

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

Local service providers were notified of the project and provided with information regarding the proposed automobile storage use and related tenant improvements within the existing building. The Carpinteria-Summerland Fire District has reviewed the project in detail and provided specific conditions of approval for the proposed automobile storage use to ensure the safety of occupants of the subject tenant lease space and the adjoining tenant spaces. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection. Condition letters, as applicable, from the Special Districts that serve the subject property are included with the project conditions of approval.

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

The proposed use has been reviewed by CDD planning, building and enforcement staff in addition to the special districts that serve the property to ensure consistency with applicable health and safety requirements pertaining to storage of automobiles within the existing building. The Carpinteria-Summerland Fire District indicated that with the inclusion of specific requirements including the limitation of fuel stored within each vehicle, the use of battery disconnects for each vehicle, and appropriate fire sprinklering and wall construction between the tenant lease spaces, the proposed project would be safe from a fire prevention perspective.

While warehousing and storage are common uses within the M-RP zone district, these uses are typically ancillary to a business office or research and development use which furthers the purpose and intent of the zone district. These traditional business uses provide benefits to the City and its residents by providing employment, economic activity, and tax revenue. The City has approved stand-alone mini storage facilities in this zone district, but these facilities provide a needed service to many City residents, rather than an individual. In the instant case, the proposed project to allow personal storage would conceivably remove a leasable commercial space from the market for the foreseeable future that would otherwise be available for a business use that more closely aligns with the purpose and intent of the M-RP zone district, and which provides the type of employment and economic vitality that would be preferable for the general welfare of the neighborhood and the City as whole.

In summary, while a storage or warehouse use that is more closely associated with a business or research and development use would be more desirable, the proposed personal storage use in this location will not be detrimental to the health, safety and general welfare of the neighborhood and it may be in the interest of the City's economic vitality to allow properly conditioned uses in unoccupied commercial space in the M-RP zone district, such as the proposed automobile storage use, rather than to have these spaces remain vacant.

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

The proposed storage warehouse use within the existing building is consistent with the types of uses anticipated in the site's Research Development Industrial (RDI) Land Use designation and the corresponding Industrial Research Park (M-RP) zoning designation, with the approval

of a Conditional Use Permit. As conditioned, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Safety, and Noise Element Objectives and Policies.

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

The project site does not contain any environmentally sensitive habitat area and the project does not have the ability to impact fish or wildlife as it involves interior storage of automobiles and tenant improvements within an existing building. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. The construction activities have been conditioned to avoid water runoff, noise, and other impacts to the surrounding neighborhood through standard construction-phase project conditions. Conditions of Approval are included as Exhibit 3 of the Planning Commission Resolution.

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

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

General Plan/Coastal Plan

The project site has a General Plan/Coastal Plan designation of Research Development Industrial (RDI) and is subject to the following policies:

LAND USE ELEMENT

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

The proposed use would be located within an existing commercial warehouse/office building in an urbanized part of the City. The proposed use for personal storage of automobiles is not anticipated to significantly alter the character of the surrounding uses given its passive nature. In addition, no exterior changes to the existing building are proposed and thus the visual character of the existing building and surrounding development would not change.

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

Because the purpose of the M-RP zone district is primarily for light industry, technical research and large business headquarters office use, approval of the proposed project could conceivably change the character of the existing M-RP zone district's business park setting. The proposed personal automobile storage use would not generate the type of economic vitality, revenue and employment that a principally permitted light industry, research or large business headquarters

use would, especially if similar personal or private storage uses in the vicinity are proposed in the future.

A location within the City's General Industry land use designation ("M" General Industry zone district) would be more appropriate for personal automobile storage since the M zone allows storage as a principally permitted use, rather than conditionally permitted use. However, availability of lease space within the City's M zone is very limited as compared to the M-RP zone. Many employees have not returned to the office after the COVID-19 pandemic, and some businesses have moved to a "hybrid" or "work-from-home" model which has resulted in lower demand for office tenant spaces. Based on staff's recent conversations with commercial property landowners and commercial real estate agents, this trend is expected to continue. Therefore, it is likely that future business owners and prospective tenants will look to the City's M-RP zone, with its higher vacancy rate, as an alternative to the M zone to locate their operations.

On balance, the proposed project to allow a personal automobile storage use in the M-RP zone district is not anticipated to significantly affect the City's small town character or economic vitality in a way that would be counter to the policies and objectives of the Land Use Element. Additionally, an argument can be made that it is in the interest of the City's economic vitality to allow properly conditioned uses in unoccupied commercial space in the M-RP zone district, such as the proposed automobile storage use, rather than to have these spaces remain vacant.

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

The proposed storage use would require one employee to attend to the stored vehicles and provide an on-site presence to ensure the use operates in compliance with the proposed conditions of approval. Based on the current tenant uses and the proposed private automobile storage use within the existing building, the existing 43 parking spaces are more than adequate to serve the proposed project.

SAFETY ELEMENT

Policy S-5d: *The City will work in conjunction with the Carpinteria-Summerland Fire Protection District to adhere to, and enforce, all fire codes.*

The Carpinteria-Summerland Fire District has reviewed the project and provided specific conditions of approval for the proposed automobile storage use to ensure the safety of occupants of the subject tenant lease space and the adjoining tenant spaces. The building is already equipped with an automatic interior fire sprinkler system as required by the Fire District, and as stipulated by the Fire District, automobiles stored within the lease space would be required to have their batteries disconnected and each automobile's fuel tank would be limited to one-quarter tank of fuel or 5 gallons (whichever is least.) Additionally, the walls separating the tenant spaces would require a 1-hour fire rating to prevent the spread of fire within the existing building. A copy of the Fire District condition letter is included in the attached Conditions of Approval.

NOISE ELEMENT

Objective N-4: *Minimize noise spillover from industrial operations into adjacent residential neighborhoods and other sensitive uses.*

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

The proposed use is situated within the existing industrial research park zone district and is not located near any residential areas or other sensitive land uses. The proposed project to allow personal storage of automobiles is not anticipated to result in significant nuisance noise effects.

VI. DEVELOPMENT IMPACT FEES

The project would not require the payment of any additional Development Impact Fees as no additional square footage would be added to the building.

VII. ACTION OPTIONS

1. Adopt Resolution PC-24-004, thereby approving Project 23-2251-CUP/CDP to allow personal storage of up to nineteen collectible automobiles within an existing approximately 7,550 square foot tenant space in a multitenant industrial/research building located at 1025 Cindy Lane; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the findings in Exhibit 1, Attachment A and recommended project Conditions of Approval in Exhibit 1, Attachment C (staff's recommendation).
2. Direct the applicant to prepare project revisions and return to a future Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

<u>Attachment A</u>	Resolution PC-24-004 Exhibit 1 – Findings Exhibit 2 – Plan set Exhibit 3 – Recommended Conditions of Approval
<u>Attachment B</u>	CEQA Notice of Exemption

Attachment A
Resolution PC-24-004

1025 Cindy Lane Automobile Storage
23-2251-CUP/CDP

July 1, 2024

RESOLUTION NO. PC-24-004

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT 23-2251-CUP/CDP TO ALLOW STORAGE OF PERSONAL
AUTOMOBILES WITHIN AN EXISTING BUILDING LOCATED AT
1025 CINDY LANE (APN 001-190-056).**

REQUESTED BY JEFFREY RUNNFELDT, TENANT

WHEREAS, the City of Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Ray Ames, agent for Jeffrey Runnfeldt, on September 8, 2023 to allow for storage of up to nineteen collectible automobiles along with minor tenant improvements and construction of an interior storage room within a 7,550 square foot tenant lease space of an existing warehouse/office building; and

WHEREAS, the application was filed to resolve a code enforcement action for unpermitted construction (code enforcement case CE-23-0048) opened on January 31, 2023; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 1, 2024; and

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

WHEREAS, the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(a) [minor interior alterations within an existing structure] of the CEQA Guidelines as the project includes only minor alterations of an existing building with no expansion of the existing use; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Conditional Use Permit and Coastal Development Permit are approved, making the Findings outlined in Exhibit 1.

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

PASSED, APPROVED, AND ADOPTED this 1st day of July 2024, by the following called vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Glenn La Fevers, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 1st day of July 2024.

Attachment A
Exhibit 1:
Findings for Approval

1025 Cindy Lane Automobile Storage
23-2251-CUP/CDP

July 1, 2024

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

PLANNING COMMISSION HEARING
PROJECT 23-2251-CUP/CDP
JULY 1, 2024

RUNNFELDT AUTOMOBILE STORAGE

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on September 8, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 1, 2024. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

This project is categorically exempt from environmental review pursuant to Section 15301(a) [minor interior alterations within an existing structure] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions consist of the operation, repair, maintenance, permitting, leasing or minor alteration of existing facilities that involve negligible or no expansion of the existing use.

The project would allow storage of collectible automobiles, minor electrical and/or mechanical upgrades to meet current building and fire code requirements, and construction of a storage room within an existing warehouse tenant lease space. No exterior alterations would be required. The use is consistent with applicable General Plan and Zoning laws subject to the approval of a Conditional Use Permit and would not significantly change the intensity of the use of the existing development. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. The lease space is already equipped with an automatic interior fire sprinkler system as required by the Fire District, and as stipulated by the Fire District, automobiles stored within the lease space would be required to have their batteries disconnected and each automobile's fuel tank would be limited to one-quarter tank of fuel or 5 gallons (whichever is least). Additionally, the walls separating the tenant spaces would require a 1-hour fire rating to prevent the spread of fire within the existing building. As the project is consistent with these standards, the exemption is appropriate.

1.3 Conditional Use Permit Findings

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

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

As discussed in the Planning Commission staff report dated July 1, 2024 and hereby incorporated into these Findings by reference, the project would allow for storage of up to nineteen collectible automobiles along with minor tenant improvements and construction of an interior storage room within a 7,550 square foot tenant lease space of an existing warehouse/office building on a developed parcel in the City's Industrial Research Park zone district. The project would not involve any increase in area or exterior modifications to the existing building. There are adequate facilities in place, including parking, to accommodate the proposed use and this finding can be made.

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

The project site is located on Cindy Lane and is presently served by the existing street network in the area. The proposed project would not result in significant new traffic impacts

nor appreciably change the normal range of traffic generated by other uses in the same zone district. The project would therefore be adequately served by existing streets and highways and this finding can be made.

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

Local service providers were notified of the project and provided with information regarding the proposed automobile storage use and related tenant improvements within the existing building. The Carpinteria-Summerland Fire District has reviewed the project in detail and provided specific conditions of approval for the proposed automobile storage use to ensure the safety of occupants of the subject tenant lease space and the adjoining tenant spaces. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection. Condition letters, as applicable, from the Special Districts that serve the subject property are included with the project conditions of approval. Therefore, this finding can be made.

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

The proposed use has been reviewed by CDD planning, building and enforcement staff in addition to the special districts that serve the property to ensure consistency with applicable health and safety requirements pertaining to storage of automobiles within the existing building. The Carpinteria-Summerland Fire District indicated that with the inclusion of specific conditions of approval including the limitation of fuel stored within each vehicle, the use of battery disconnects for each vehicle, and appropriate fire sprinklering and wall construction between the tenant lease spaces, the proposed project would be safe from a fire prevention perspective. Therefore, the project would not impact the health, safety and general welfare of the neighborhood and this finding can be made.

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

The proposed personal automobile storage use within the existing building is consistent with the site's Research Development Industrial (RDI) Land Use designation and the Industrial Research Park (M-RP) zoning designation with the approval of a Conditional Use Permit. As discussed in the Planning Commission staff report dated July 1, 2024 and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Safety, and Noise Element Objectives and Policies. Therefore, this finding can be made.

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

The project site does not contain any environmentally sensitive habitat area and the project does not have the ability to impact fish or wildlife as it involves interior storage of automobiles and tenant improvements within an existing building. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. The construction activities have been conditioned to avoid water runoff, noise, and other impacts to the surrounding neighborhood. Conditions of Approval are included as Exhibit 3 of the Planning Commission Resolution. Therefore, the project would not cause a substantial impact to the environment and this finding can be made.

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

There are no recorded easements on the property for public access or to any public agency, nor are any such easements required as a project condition of approval. Therefore, this finding can be made.

1.4 Coastal Development Permit Finding

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

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

The project involves storage of up to nineteen collectible automobiles along with minor tenant improvements and construction of an interior storage room within a 7,550 square foot tenant lease space of an existing warehouse/office building. The property is designated Research Development Industrial (RDI) in the General Plan/Coastal Plan and is zoned Industrial Research Park (M-RP). The proposed storage use is consistent with the range of allowed uses for this land use designation and zoning district, in that storage uses are conditionally permitted in the M-RP zone and RDI land use category. As discussed in the Planning Commission staff report dated July 1, 2024 and hereby incorporated by reference, the project is consistent with all applicable Land Use, Safety, and Noise Element objectives and policies. The project would not result in any changes to the type, intensity, or character of the existing use of the property or to the surrounding development in the M-RP zone district, and no exterior changes to the existing building are proposed. Therefore, the project is consistent with the City's certified Local Coastal Program and this finding can be made.

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

**1025 Cindy Lane Automobile Storage
23-2251-CUP/CDP**

July 1, 2024

COVER SHEET
SITE PLAN
SITE INFO

1025 CINDY LANE

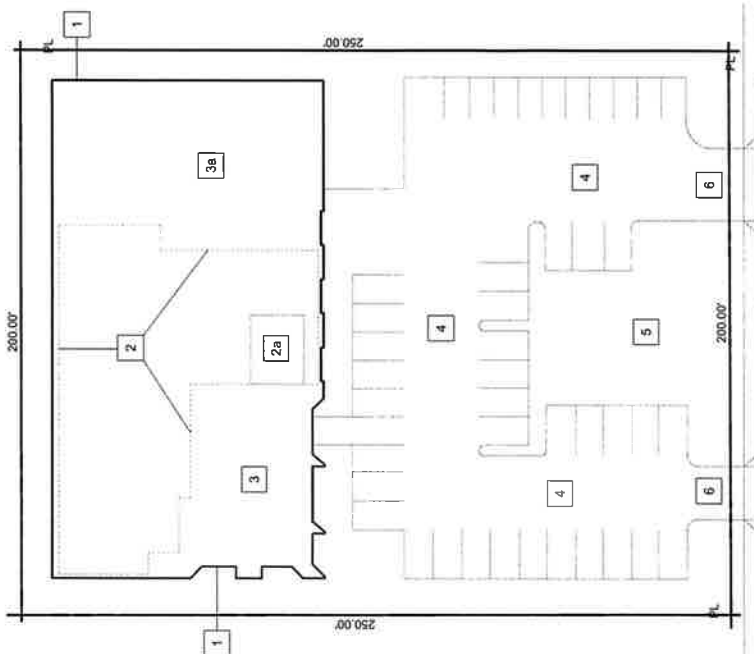
CARPINTERIA, CA

PROJECT INFO

PROPERTY ADDRESS
PROPERTY ADDRESS

SHEET INDEX

COVER SHEET SITE PLAN PROJECT INFO
VICINITY MAP



SITE PLAN



SITE / LOCATION MAP

NTS

Ray Ames - Designer

2309 Aztec Ave
Venture, CA 93001
(805) 407-9327
fthillray@yahoo.com
foothilldesigngroup.com
houzz.com/proffthillray

3.18.24

T-0

PHOTO BOARD

1025 CINDY LANE

CARPINTERIA, CA



FRONT ENTRANCE



EAST / FRONT ELEVATION



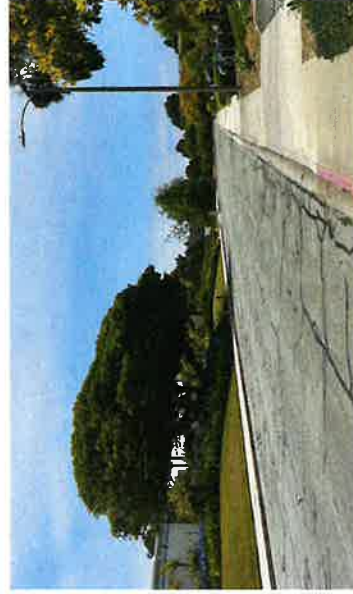
OVERALL EAST / FRONT ELEVATION



VIEW NORTH - CINDY LANE



VIEW EAST - BUILDING ACROSS STREET



VIEW SOUTH - CINDY LANE



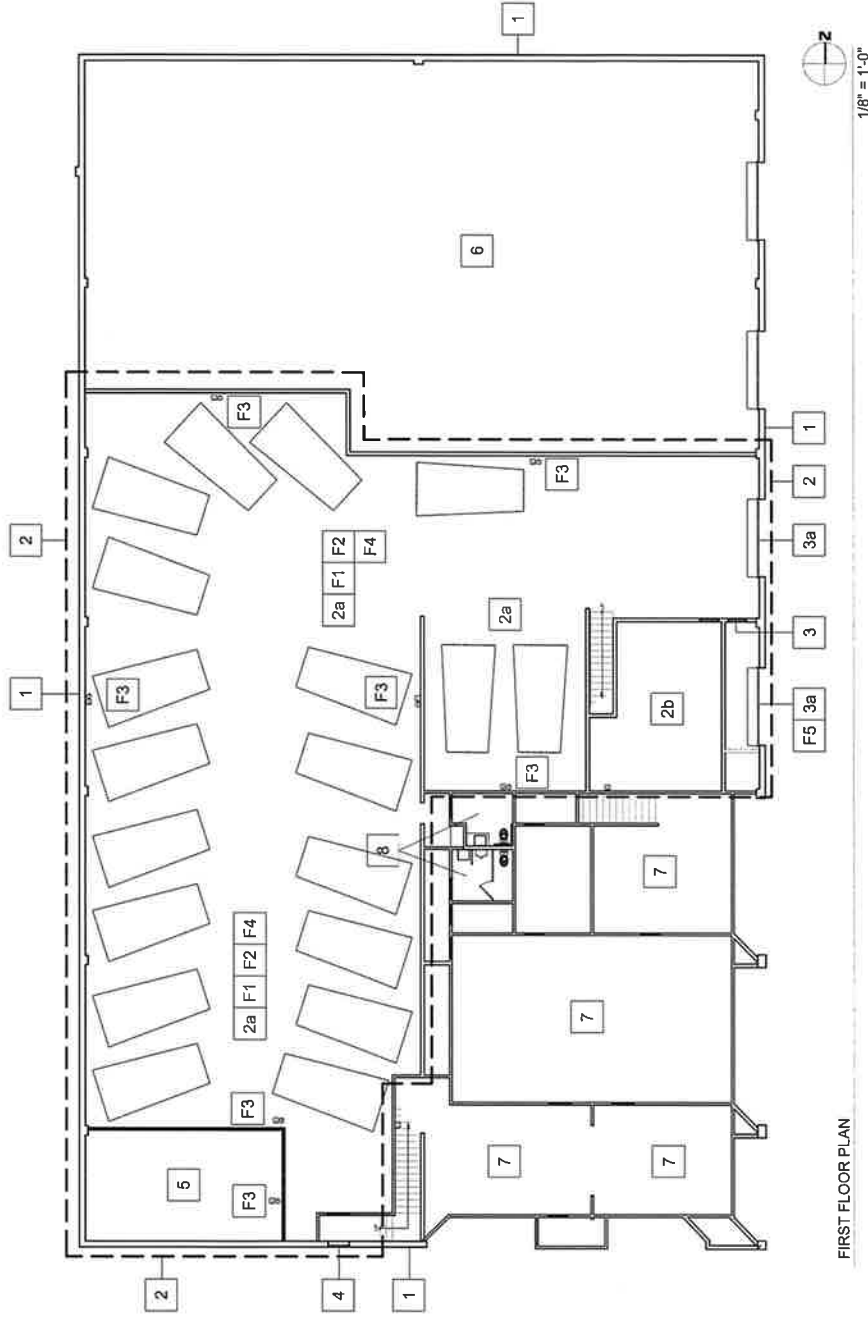
TYPICAL INTERIOR CAR PARKING

Ray Ames - Designer

2305 Aztec Ave
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(818) 407-5327
ft@ftdesigngroup.com
ftdesigngroup.com
houzz.com/pro/ftdesign

1.17.24

PH-1

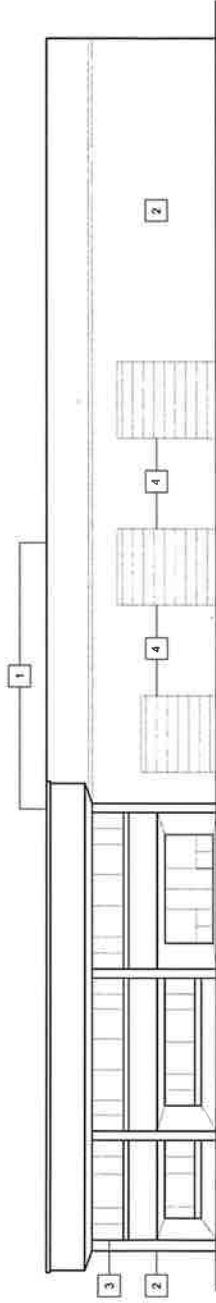


FIRST FLOOR PLAN



FIRST FLOOR PLAN

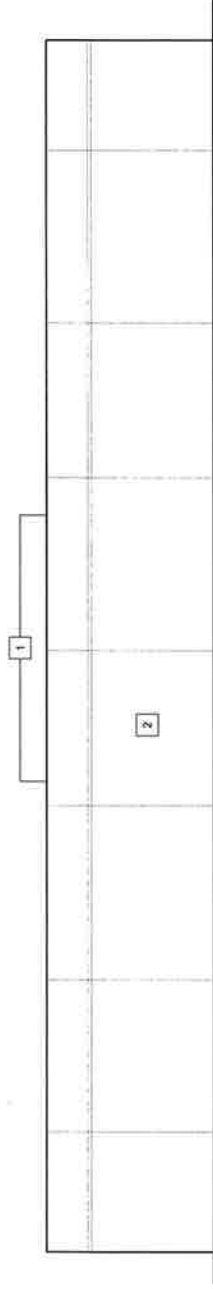
KEY/NOTES	
1	1) COMMERCIAL BUILDING
2	2) TYPICAL SPACE CONSIDERED IN
3	3) SI CAR PARKING AREA
4	4) SI MEZZANINE ENTRY AREA ABOVE
5	5) MAIN ENTRY TO TENANT SPACE
6	6) SI ROLL-UP DOORS
7	7) REAR ENTRY TO TENANT SPACE
8	8) UNLIMITED STORAGE AREA TO BE
9	9) ADJACENT TENANT SPACE
10	10) CATERING AREA
11	11) SI CAR PARKING AREA
12	12) SI CAR PARKING AREA
13	13) RESTROOMS
14	14) SI CAR PARKING AREA
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49	49) SI CAR PARKING AREA
50	50) SI CAR PARKING AREA



EAST / FRONT ELEVATION

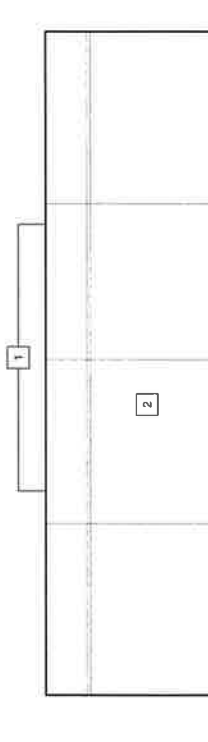
1/8" = 1'-0"

KEYED NOTES	
1	FLAT ROOF
2	ENTRANCE EXTENSION
3	ENTRANCE WINDOWS
4	REAR-UP DOORS
5	REAR ENTRY TO TRAVEL SPACE



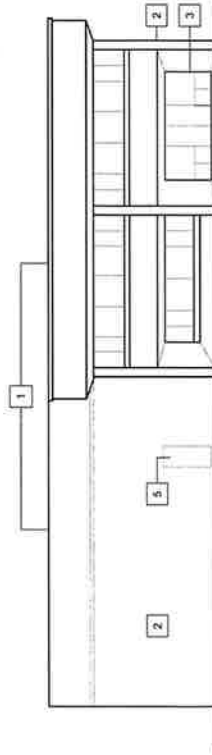
WEST / REAR ELEVATION

1/8" = 1'-0"



NORTH / RIGHT ELEVATION

1/8" = 1'-0"



SOUTH / LEFT ELEVATION

1/8" = 1'-0"

Attachment A
Exhibit 3:
Recommended Conditions of Approval

1025 Cindy Lane Automobile Storage
23-2251-CUP/CDP

July 1, 2024

**PLANNING COMMISSION HEARING
PROJECT 23-2251-CUP/CDP
1025 CINDY LANE (APN 001-190-056)
JULY 1 2024**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
RUNNFELDT AUTOMOBILE STORAGE**

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

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated July 1, 2024), and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Conditional Use Permit to allow personal storage of up to nineteen collectible automobiles within an existing approximately 7,550 square foot tenant lease space in a multitenant industrial/research building. The project also includes validation of an as-built approximately 420 square foot storage room within the tenant space and related building and fire code improvements to the interior of the tenant space. No changes to the exterior of the building, landscape or parking areas are proposed.

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

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Approval of the project is limited to the project description above and for the sole use of the applicant. Sub-leasing of the storage facility, hosting of special events, or any other development or use not described in the project description is expressly prohibited.
3. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
4. No automobile repairs shall be allowed as part of this approval (i.e., major mechanical work, body work, painting, etc.) Periodic automobile maintenance shall be allowed only within the interior of the building, and no automobiles shall be stored or maintained outside of the interior tenant lease space.
5. As specified in the Carpinteria-Summerland Fire District Letter of Conditions dated March 14, 2024, automobiles stored within the lease space shall have their batteries disconnected, each automobile's fuel tank shall be limited to one-quarter tank of fuel or 5 gallons (whichever is least), and automobiles shall not be fueled within the building. Additionally, the storage of flammable materials such as gasoline, lubricants, or tires is expressly prohibited.
6. Upon 24 hours' notice, the applicant shall agree to facilitate an inspection of the premises by Community Development Department and/or Carpinteria Fire District Staff to ensure compliance with all conditions of approval. Any documented violation of the project's conditions of approval shall be grounds for a hearing before the Planning Commission to consider amendment to, or revocation of, the Conditional Use Permit.
7. All tenant improvements shall be as represented to the City and any deviation will require the express review of the Community Development Department.
8. Construction activity for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday, and 8:00 a.m. and 4:00 p.m. on Saturday. No construction shall occur on weekends or State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction

activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

9. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
10. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

11. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
12. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.

13. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.
14. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
15. Within one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.
16. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
17. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.
18. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
19. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
20. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
21. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
22. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall

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

23. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
24. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
25. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

SPECIAL DISTRICT CONDITION LETTERS

26. Compliance with the attached Departmental and District letters is required as follows:
 - a) City of Carpinteria Public Works Department, dated October 19, 2023,
 - b) Carpinteria-Summerland Fire Protection District, dated March 14, 2024, and,
 - c) Carpinteria Valley Water District Intent to Serve letter dated April 26, 2024.

Approved by the Planning Commission on July 1, 2024

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

Applicant/Property Owner

Date



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

1025 Cindy Ln Carpinteria CA 93013, Planning, Conditional Use to allow for automobile storage in a tenant space of existing building.

Location	34.387588, -119.484542
Status	🟡 Planning Complete
Submittal Date:	September 28, 2023
Project Address/Location:	1025 Cindy Ln Carpinteria CA 93013
APN:	001-190-056
Project Description:	Conditional Use to allow for automobile storage in a tenant space of existing building.
Applicant:	Ray Ames
Applicant Address:	2309 Aztec Ave Ventura CA 93001
Applicant Phone Number:	805-407-9327
Applicant Email:	fthillray@yahoo.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	March 14, 2024
Permit Number:	23-2251-CUP
Planner:	Brian Banks
Plan Checker:	Michael LoMonaco
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Water Requirements:

Fire Protection Systems Requirements:

Modifications to a structure with an existing fire sprinkler system shall be designed by a qualified person and submitted to this office for approval prior to installation.

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval.

Prior to occupancy portable fire extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

Additional Comments: Fire sprinklers are to be installed in the storage area and any other areas that are lacking coverage. No plans are required for the fire sprinklers. A TI permit is required for the fire sprinkler work.

CO detection is to be installed.

Additional Requirements:

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

Additional Comments: Exit signs at doors

Vehicles stored indoors shall have batteries disconnected, fuel tanks not exceeding one-quarter tank or 5 gallons, whichever is least, and filler openings closed and sealed to prevent tampering. Vehicles shall not be fueled within the building.

Exit passageway from upstairs unit to be enclosed and of not less than a 1-hour fire-resistance rating. Verify that there is a minimum 1-hour rated wall between the units.

A pedestrian door is required at the front of the building. Roll-up doors do not qualify as entry/exit doors.

Fees:

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

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature

Signed 3/14/2024, 7:52:46 AM PDT

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

"Community First"

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CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Marysol Smith, Associate Planner
Community Development Department

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

From: Josefina Arechiga, Assistant Engineer /s/

Date: October 19, 2023

Subject: 1025 Cindy Lane, Project No. 23-2251-CUP

The Public Works Department has reviewed the project submittal dated September 28, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
6. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
7. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

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

End of Comments



Carpinteria Valley Water District

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

April 26, 2024

Ray Ames
2309 Aztec Avenue
Ventura, CA 93001

SUBJECT: Request for Intent to Serve Letter regarding proposed project at 1025 Cindy Lane (the "Project")

Dear Applicant,

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

The Project proposes to convert the existing commercial space into a personal automobile storage facility. No new landscaping and no other exterior work are proposed. No change of use is proposed.

Permit #: 23-2251-CUP/CDP

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 1 Drought Emergency (see Ordinance 23-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

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

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

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

April 26, 2024

Ray Ames
2309 Aztec Avenue
Ventura, CA 93001

SUBJECT: 1025 CINDY LANE; APN 001-190-056; ACCOUNT NUMBER 16-169547-08; PROJECT NUMBER 23-2251-CUP/CDP; COMMERCIAL INTERIOR TENANT IMPROVEMENT; INTENT TO SERVE WITH CONDITIONS

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 1 Drought Emergency; for more information on Ordinance 23-1, please visit the District website www.cvwd.net.

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

The subject property is currently served by a 2" commercial water meter and a 6" fire service (Account # 16-169547-08 & 16-160029-07, respectively). Based on the plans dated March 18, 2024, the District has the following conditions:

- The existing 2" commercial water meter has a pressure vacuum breaker (PVB) backflow preventer installed immediately after the meter, which does not meet current CVWD standards. A reduced-pressure principle backflow assembly must be installed at the water meter per District standard W-115-01, attached. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must have a passing initial test submitted by a certified backflow tester before final sign off by the District. All installation and testing fees are the responsibility of the owner. The assembly will be added to the District's Cross-Connection Control Program and will require annual testing thereafter.
- Include the District on the City's building permit issuance and final sign off routing sheets. Please note, the conditioned reduced-pressure principle backflow assembly must be installed prior to District sign off of final routing sheets.
- If fire sprinklers are required, fire demand calculations must be supplied to the District to ensure the meter is adequately sized and a backflow assembly will be required to be installed and tested annually per District standards.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire

hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District

A handwritten signature in dark ink, appearing to read 'Spencer Seale', written in a cursive style.

Spencer Seale
Field Engineering Technician

cc: TCM to account
Brian King, District Engineer

Attachment B
CEQA Notice of Exemption

1025 Cindy Lane Automobile Storage
23-2251-CUP/CDP

July 1, 2024

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Runnfeldt Automobile Storage

Project Applicant: Jeffrey Runnfeldt

Project Location - Specific:

1025 Cindy Lane, Carpinteria, CA 93013 (APN 001-190-056)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The project would allow personal storage of up to nineteen collectible automobiles and validation of an as-built approximately 420 square foot storage room and minor tenant improvements within an existing tenant space in a multi tenant industrial/research building.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Jeffrey Runnfeldt

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

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

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

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

☒ Categorical Exemption. State type and section number: §15301(a)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project would allow storage of collectible automobiles, minor electrical and/or mechanical upgrades to meet current building and fire code requirements, and construction of a storage room within an existing warehouse tenant lease space. No exterior alterations would be required. The use is consistent with applicable General Plan and Zoning laws subject to the approval of a Conditional Use Permit and would not significantly change the intensity of the use of the existing development. Approval of the project would not result in any significant effects.

Lead Agency

Contact Person: Brian Banks

Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: _____ Title: Principal Planner

▪ Signed by Lead Agency Signed by Applicant

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

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

Date Received for filing at OPR: _____

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 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

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

Request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB for final review of a request to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot. The project would include new landscaping and hardscape. The property is a 5,471 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-013, addressed as 4818 Dorrance Way

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: narrowing the rear planter; removal of the chimneys on the residence and workshop; entry planter grass replaced with pea gravel, and modification of the driveway to add a ribbon of pea gravel and groundcover plantings. Syndi also described additional changes to the project, including: moving the front fence away from the property line to add additional planting area, eliminating the stone veneer at the base of the front porch; eliminating bedroom #3 rear window; narrowing of the rear porch steps, and changing the exterior color from gray to brown. Syndi concluded her presentation by requesting the Board's comments on:

- Revised landscaping/hardscape plan;
- Siding color change;
- Confirming the proposed light fixtures are appropriate, and
- Overall architectural style, details, and materials.

Applicant Comments:

Dylan Chappell, architect, answered questions from Boardmember Johnson as to reasons for the changes to the plans that were not directly related to the Board's previous comments. Dylan explained that the stone veneer was removed to accommodate flood venting if required in the future. He further explained that the chimneys were removed because wood burning fireplaces are no longer allowed so the fireplaces will be natural gas with direct venting; the color change was an owner preference; and the second-floor bedroom window was eliminated to allow for furniture placement and so there would not be a direct view of the garage.

Public Comments: NoneBoardmember Discussion:

Boardmember O'Connor commented that it is going to be a nice project.

Boardmember Little commented that he liked the elimination of the chimneys.

Boardmember Johnson commented that the standing seam roof should have a spacing of 16 inches - 18 inches between seams (not 24 inches or wider) and recommended one (1) 2.5 watt - 3.5 watt LED bulb for each exterior light fixture.

Boardmember Blakemore confirmed that no landscape lighting was proposed and appreciated the changes in response to the ARB's preliminary comments. She preferred the previously proposed gray exterior color but indicated that the proposed brown color was acceptable.

Chair Stein expressed his overall support for the project.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember O'Connor, to recommend Final approval with conditions that roof seams be spaced 16 - 18 inches and one LED bulb per light fixture of 2.5 watt - 3.5 watts.

VOTE: 5-0

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

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for continued preliminary review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,663 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,041 square feet. The height would reach a maximum of 23.67-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

Ex Parte Communications Disclosure: NoneStaff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: lowering of the second-floor plate and overall height reduction; revisions to front entry roof; revisions to four second story windows at front of the project; updates to the architectural details and finishes, and revisions to the landscape plantings. Syndi clarified that the CUP request is related to the non-conforming setback condition and concluded her presentation by requesting the Board's comments on:

- Second story size and massing;
- Window sizes and locations;
- Revised landscape plan;
- Architectural style;
- Colors, materials and exterior lighting; and
- Neighborhood compatibility.

Applicant Comments:

Ted Meeder, architect, related to the Board that the primary change to the project was lowering the massing and the related changes to the four front windows on the second floor. He commented that the project was a "puzzle" given the constraints of the existing residence's location on the lot, and the lot coverage, and FAR requirements. Ted noted that the second-floor addition comprises only approximately 20% of the overall size of the residence. He related that the revisions to the architectural style, including the design of the clerestory windows, results in a 1960's style architecture which is compatible with the neighborhood. He further related that the lowered height of the project is also compatible. Ted answered questions from Boardmember O'Connor confirming that the power lines would be placed underground and Syndi clarified that a new or major remodel would require undergrounding the power line from the nearest pole. Boardmember Johnson asked for clarification of the standing seam spacing, the top detail of the rear balcony railing, and clarification of the garage door glass.

Public Comments: An anonymous electronic comment letter was received and provided to the Board. The commenter expressed concern that the project is too tall and should be lowered to conform to other home heights and preserve sight lines for the neighbors.

Boardmember Discussion:

Boardmember Blakemore commented that she appreciates the refinement of the planting palette and asked the architect to spend time to ensure that the plant sizes and layout are appropriate and coordinated, and commented that the rubber plant's root structure could impact the foundation. She further commented that the architectural changes are nice and the height reduction is appreciated.

Boardmember Johnson commented that the revised design is a handsome improvement and appreciates the architect's effort. He did express concern that the exterior color may be "too white".

Boardmember Little commented that he appreciates the lower plate height and indicated that it does make a difference. He was glad the second chimney was eliminated and understands the clerestory window design. He agreed with Boardmember Johnson that the color should be darker.

Boardmember O'Connor agreed with the majority of the other comments, and appreciated the lowering of the project height. However, he indicated that "the elephant in the room" of having a second story in the Concha Loma subdivision is a concern considering the CC&Rs restriction.

Chair Stein indicated that he walked the neighborhood prior to the meeting and understands the concerns related to the addition of second stories in the Concha Loma neighborhood. However, he expressed that most of the homes in the neighborhood will eventually become two story residences. He appreciated the drop in height and agreed that the project is challenging and understands the front window design and how they break up the front elevation.

ACTION: Motion by Chair Stein, seconded by Boardmember Johnson, to recommend preliminary approval with comments attached for Planning Commission review and consideration.

VOTE: 4-1 (O'Connor no)

- 3) Project: 700 Linden Adaptive Reuse Project Mural, Project 21-2090-DP/CDP
Address: 700 Linden Avenue
Applicant: Michael Stroh, DMHA Architects for CHT, LLC
Planner: Brian Banks

Request of Michael Stroh, DMHA Architects, to consider Project 21-2090-DP/CDP for preliminary and final review of a proposed mural on the new 700 Linden multi-tenant commercial development currently under construction. The proposed mural would be located on the painted plaster wall along the project's primary Seventh Street façade of the remodeled "Hardware" building. The property is a 0.69-acre parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APN 003-313-001, addressed as 700 Linden Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and recapped the project history and previous ARB reviews. He described the proposed mural location and overall design and noted the fact that a mural on the Seventh Street façade had always been planned, however an artist and design had yet to be developed until now. He further noted the Planning Commission and ARB's requirement that all exterior changes be reviewed by the ARB, including the proposed mural.

Applicant Comments:

The artist, Benjamin Anderson, informed the ARB of his inspiration when commissioned by the building owners to complete the mural. He noted that it was important that the mural design honor nature and the Chumash history and culture in Carpinteria, especially in the downtown setting. He answered questions from Boardmember O'Connor confirming that he would coordinate with local Chumash representatives to obtain their feedback on the appropriateness of the design before proceeding with the mural work. He also answered questions from Boardmember Little regarding graffiti protection. Izzy Savage, architect, answered questions from the Board regarding the mural lighting and confirmed that the existing light fixtures would illuminate the mural and that no other lighting is proposed.

Public Comments: John Wullbrandt spoke in enthusiastic support for the mural and noted his personal attachment to the building considering his family had a business there. He commented that the mural's location, color palette, and subject matter are exceptional.

Boardmember Discussion:

Boardmember Blakemore asked the artist and architect to ensure that the location of the existing light fixtures won't conflict with the mural.

Boardmember Johnson commented that the artist did a "great job" with the design and execution.

Chair Stein commented that the mural would be a great attribute to the downtown and is pleased with the overall project and the mural would be the "icing on the cake."

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend preliminary and final approval as presented.

VOTE: 5-0

- 4) Project: Carter Warehouse Addition, Project 24-2290-CON
Address: 5201/5251 Sixth Street
Applicant: Lizette Elenes, ERA Architects, for Forrest Carter
Planner: Brian Banks

Request of Lizette Elenes, ERA Architects, to consider Project 24-2290-CON for conceptual review of a request to construct a 17,600 square-foot addition to the existing 48,392 square-foot industrial building, new and reconfigured parking areas, new entrance off Palm Avenue, new landscaping, and associated stormwater improvements. The maximum building height would reach 26 feet. The resultant building would have a footprint of approximately 61,020 square feet with a floor area of approximately 65,992 square feet. A total of 132 parking spaces would be provided. The property is a 3.29-acre parcel zoned Industrial (M) and Commercial Planned Development (CPD), and shown as APN 004-105-010 & 004-105-006, addressed as 5201 and 5251 Sixth Street.

Ex Parte Communications Disclosure: None. Boardmember O'Connor and Boardmember Little recused themselves from the discussion due to potential conflicts.

Staff Comments:

Brian Banks provided a presentation and described the overall project scope. He noted that while the staff report suggests that a rezone of the CPD zoned portion of the lot to the M zone may be required for the conceptual addition to conform to the relevant zoning standards and allowed uses, recent research has indicated that the CPD zone reflected on the City's zoning maps may be inaccurate and the entirety of the property may already have the proper M zone designation, but more research is required to confirm. Brian went on to explain the impact of the split-zoning condition and the related impacts on the addition's conformity to the development standards related especially to the 50% lot

coverage maximum. He concluded by suggesting potential design revisions instead of having several loading bays directly opposite the neighboring residences across Walnut Avenue most proximate to the proposed addition. Brian concluded his presentation by requesting the Board's comments on:

- Building architecture, design, and character;
- Size, bulk and scale;
- Exterior colors and materials;
- Parking area design; and
- Landscaping.

Applicant Comments:

Lizette Elenes, architect, and Phil Miller, landscape architect, provided a brief overview of the design concept and how to meet the building owner's desire to add more tenant space to the building. Lizette explained the desire to site the office portion of the addition, with mezzanine and second story balcony, oriented towards the south to take advantage of the commanding views over the campground and towards the ocean and islands.

Public Comments: A public comment letter from Patrick O'Connor, as a member of the public, was submitted. Mr. O'Connor commented that due to the potential zoning and land use inconsistencies inherent in the proposal, which are outside of the purview of the ARB, the project should be considered by the Planning Commission or at a joint Planning Commission/ARB review prior to the ARB reviewing the project so as not give the appearance of the ARB supporting a rezone of the property. As related to the specifics of the proposed addition, Mr. O'Connor expressed concern that rather than support a rezone to remedy a non-conforming use, the City should encourage the opposite approach to rezone the property to allow mixed-use considering the statewide housing crisis. Finally, Mr. O'Connor commented that the parking on the site should be made available for the public to take pressure off the residential streets in the downtown area.

Boardmember Discussion:

Chair Stein asked the architect to consider options to reorient the addition to direct truck traffic to Palm Avenue rather than Walnut Avenue which also serves the residential neighborhood. He suggested flipping the loading doors to the rear of the project facing the railroad tracks.

Boardmember Johnson commented that the architecture of the addition is appropriate and an improvement over the existing condition. He agreed with Chair Stein that the loading door locations are an appropriate concern, but because of the relatively large distance of the addition from the adjacent residences and the siting of the addition at the rear corner of the site rather than closer to Sixth Street, the conceptual addition location is acceptable. He agreed that a strategy to keep truck traffic off Walnut Avenue is a good approach. He expressed concerns that the loading doors may be too "ambitious" and they could be made smaller, but overall, he thought the concept was good.

Boardmember Blakemore cautioned the Landscape Architect that the WELO calculations should include the existing landscape areas and not just the proposed landscape areas. She discouraged the use of Canary Island date palms because of the prevalence of a fungus which is impacting this species in our area. She further commented that the parking area nearest the existing office area is crowding the road or easement that serves the properties to the west. Boardmember Blakemore concluded her comments by expressing concern about the location of the loading doors facing the Walnut Avenue

residences and the parking aisle that dead-ends at the front of the addition (Sixth Street elevation) should be addressed.

The Boardmembers in attendance all indicated that the overall size, bulk and scale of the project would be appropriate if the entire site is zoned for industrial use.

ACTION: N/A (conceptual comments only)

VOTE: N/A (conceptual comments only)

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of April 11, 2024.

*Minor edits provided by Boardmember Blakemore's comments for Item No. 2 were made.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to approve the minutes with corrections made by Boardmember Blakemore.

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Stein adjourned the meeting at 7: 15 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, May 30, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

July 2024

July 2024							August 2024						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30	31	

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Jul 1 5:30pm 9:00pm Planning Commission Meeting - TELEvised	2 5:30pm 7:30pm HOST (Council Chamber)	3 8:30am 9:00am PUBLIC WORKS STAFF MEETING - ryan benson 5:00pm 7:00pm Fire District Board Meeting CANCELED	4 8:00am 5:00pm City Hall Closed In Observance Of independence 8:30am 10:00am DTBAB Meeting (Council Chambers) 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) -	5
8 8:00am 10:00am Senior Services Committee 3:00pm 8:00pm City Council Meeting - Televised	9 5:30pm 7:30pm School District Board Regular Mtg (TV)	10 5:30pm 8:30pm Water District Board Mtg - Televised (Council Chamber)	11 2:00pm 3:00pm Canceled: PW Dept Staff Meeting (Council Chamber) - John Ilasin 5:30pm 7:30pm ARB	12
15 3:00pm 4:00pm Facilities Committee (Council Chambers) - Council Chamber 5:30pm 7:00pm General Plan Update Committee Meeting 5:30 Start Time	16	17 5:30pm 7:30pm Traffic Safety Committee (Council Chamber)	18 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 3:00pm 4:30pm COSMAB (Council Chamber)	19 8:00am 12:00pm BEACON (Council Chamber)
22 3:00pm 8:00pm City Council Meeting - Televised	23	24 3:00pm 5:00pm Harbor Seal Advisory Board (Council Chamber) 5:30pm 8:30pm Water District Board Meeting - Televised	25 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 5:30pm 7:30pm ARB	26
29	30	31 5:30pm 8:30pm Special Joint Council, PC, & ARB Meeting (Council Chambers) - Council Chamber	Aug 1	2

City of Carpinteria
Planning Activity Summary

June 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 6/26/2024

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Under review.	Brian	1	
24-2298-TUP	Reality Church	5315	Foothill Road	TUP for Reality Church at Grils, Inc.	Submitted 6/13/24. Under review.	Brian	1	
24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review.	Brian	1	
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. Incomplete 6/21/2024.	Syndi	2	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24.	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	
24-2281-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	
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. Incomplete 6/7/24.	Brian	2	
23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. Incomplete 12/27/23.	Brian	2	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. Incomplete 12/27/23.	Brian	2	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story duplex on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24, under review. Incomplete 4/15/24.	Brian	2	
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	
23-2200-CUP/CDP	Patrick O'Connor	5395	Eighth Street	New driveway & garage remodel.	Submitted 1/18/23. Incomplete 2/17/23.	Brian	2	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024.	Syndi	2	
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	yes

20-2033-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
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	
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
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. Resubmittal 5/28/14, under review. Complete 6/18/24, schedule for ARB.	Brian	3	Yes
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 8/29/2024.	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	
23-2209-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	
23-2207-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	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. Proposed Final EIR underway.	Nick/Luis	3	
24-2294-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Director approval 6/7/2024. In Coastal Commission appeal period.	Syndi	4	Yes

24-2293-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Director approval 6/7/2024. In Coastal Commission appeal period.	Syndi	4	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. Resubmittal 5/22/24, under review. Complete 6/18/24.	Brian	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	
24-2278-CDP/ADU	Saticoy Development, LLC	4253	Carpinteria Avenue	New 609sf detached ADU	Submitted 2/7/2024. Director approved 3/6/2024.	Syndi	4	
23-2267-SIGN	Holiday Inn	5606	Carpinteria Ave	Replace freeway sign	Submitted 11/7/23, requires Modification, awaiting add'l information. Resubmittal 1/25/24, scheduled for ARB. Prelim/Final ARB 2/29/24. Waiting for decision to proceed from applicant.	Brian	4	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024.	Syndi	4	
23-2253-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. Director Approval 6/27/2024.	Marysol	4	
23-2217-CUPR	AT&T Wireless	850	Linden (adj)	AT&T small cell wireless facility co-located on an SCE streetlight pole within the public right-of-way.	Submitted 3/24/2023. Complete 5/31/23. Director approval 8/29/23.	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. Director approval 8/29/23.	Brian	4	
22-2185-CDP	City of Carpinteria		Poplar Street & 5800 block Via Real	Via Real Stormwater Project	Submitted 9/16/22. Incomplete 10/7/22. Complete 12/1/22. Director Approved 3/03/23.	Brian	4	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025.	Syndi	4	

21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	Yes
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
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	
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. Scheduled for PC 7/01/24.	Brian	5	Yes
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	
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 8/5/2024.	Syndi	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2024. GPUC reconvened 3.18.24.	Nick/WSP	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing through 2024.	Nick	5	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal.	Brian	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. BP#14347 submitted 6/11/2024. Tentatively scheduled for final ARB on 7/11/2024.	Syndi	6	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
18-1926-DP/CDP	Steadfast Grand Vida II	5464	Carpinteria Ave	Phase II Assisted Living Facility expansion	Submitted 7/12/18. Incomplete 8/10/18. Resubmitted 1/28/19; incomplete 3/7/19. Resubmitted 3/21/19; incomplete 4/18/19. Resubmitted 6/11/19; complete 7/11/19. To prelim ARB 10/17/19; continued to ARB 12/12/19. Prelim ARB approval 12/12/19. To PC 1/6/2020-approved. To ARB for in-progress review 1/30/2020. TEX requested 5/26/2020. TEX approved by PC on 8/3/2020. Approval expires 1/16/2024. 2nd COVID-19 TEX extends expiration date to 1/16/2025.	Syndi	6	

16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit application.	Brian	6	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 Scheduled for CC 1st read 6/24/24	Megan/Mindy/ David	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. CC/PC/ARB concept review on 6/18/2024.	Syndi	7	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. Schedule for CC 7/8/24.	Nick/Megan	7	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. Schedule for CC 8/26/24.	Nick/Mindy/Megan	7	

19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC Summer 2024.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
23-2261-TUP	City of Carpinteria		Monte Vista Park	Off Leash dog park pilot program	Submitted 10/13/23. To PC for TUP approval 11/6/2023. CC approved standardized design on 2/12/24. Will be scheduled for upcoming 6 month TUP review.	Megan	8	
22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD. Revised draft submitted to HCD 11/14/22; under review. CC re-adoption 1/22/24. Resubmitted to HCD for final certification 1/23/24.	Nick/Patsy	8	
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	

17-1883-DP/CDP/TPM	Michael Haber	4716	Seventh St	remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units, subdivide property for condominium purposes.	Submitted 6/22/17. Incomplete 7/20. Resubmitted 10/2/17. Incomplete 11/1/17. Resubmitted 1/11/18, under review. Prelim ARB approval 3/15/18. PC approved 6/4/18. FLAN sent to CCC 06/21/18. Submitted for Final ARB 11/20/20. Awaiting revised drawings. Final Parcel Map submitted for review 2/1/21. In BP plan check. 24-mo. time extension approved by PC 12/5/22.	Brian	9	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23. Awaiting Final ARB plans	Brian	9	
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	
14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	

24-2284-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	
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	
24-2277-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	
24-2275-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	
24-2273-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	
23-2265-SIGN	Key 2 Fitness	4138	Carpinteria Ave	Wall Sign	Submitted 11/30/23. In plan check.	Brian	12	
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
23-2258-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
23-2257-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. Final ARB 02/29/24. In plan check.	Brian	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
23-2247-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	
23-2241-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	

23-2236-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, pending resubmittal.	Marysol	12	
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. Building Permit in plan check.	Marysol	12	
23-2225-CDP/ADU	Scott Carrington	1551	Myra Street	New detached 450sf ADU.	Submitted 6/8/2023. Director approval 6/29/2023. BP#14063 ready to issue 11/10/2023-awaiting applicant to pull permit. BP TEX requested 2/13/2024.	Syndi	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	
23-2218-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	
22-2192-CUPR/CDP	Dish Wireless	4558	Carpinteria Ave	(N) wireless communications facility collocation	Submitted 10/24/22. Incomplete 11/17/22. Resubmitted 12/16/22. Complete 1/04/23. Director Approved 1/09/23. BP submitted 1/20/23.	Brian	12	
22-2184-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	
22-2162-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	

21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	
21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023.	Syndi	12	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024.	Syndi	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	
15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	
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. BP issued 6/13/24.	Brian	13	

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. In plan check. BP issued 6/13/24.	Brian	13	Yes
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	13	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	13	
21-2094-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Construct new storage shed	Submitted 3/2/2021. Incomplete 4/1/21. Resubmitted 6/4/21. Complete 7/26/21. Director approved 7/29/21. FLAN sent 8/31/21. BP submitted 9/17/21. BP issued 12/16/21.	Nick	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
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 issued 6/18/2024.	Syndi	14	
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 issued 6/6/2024.	Syndi	14	Yes
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	
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	
23-2255-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	
23-2250-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 issued 5/29/2024.	Syndi	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	
23-2238-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	

23-2230-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	
23-2229-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	
23-2226-CDP/ADU	Doug Norton	5294	El Carro Lane	Convert (e) attached living space to a 709 square-foot ADU.	Submitted 6/9/2023. Director approval 6/29/2023. BP#14038 issued 9/12/2023.	Syndi	14	
23-2224-SIGN	Seek Health/ Mckenzie Cervini	1110	Eugenia Place, Suite 200	new sign for chiropractic office	Submitted 5/30/2023. Incomplete. Approved 9/27/2023.	Marysol	14	
23-2220-CDP/ADU	Richard Heimberg	4854	Eighth Street	Convert attached 1-car garage and game room to a 627sf ADU	Submitted 4/12/2023. Incomplete 5/10/2023. Resubmittal 8/28/2023. Approved 9/20/2023. BP#14143 issued 3/13/2024.	Syndi	14	
23-2214-CDP/ADU	David Pinkernell	5556	Calle Ocho	Convert 580sf detached garage to a 390sf ADU and a 190 sf garage	Submitted 3/20/2023. Director approval 4/18/2023. BP#13970 issued 5/26/2023.	Syndi	14	
22-2195-ARB/CDP	Laura Mickelson	5518	Calle Arena	New 344sf addition to SFD & 300sf accessory structure	Submitted 12/27/2022. Incomplete 1/26/2023. Resubmittal 2/15/2023. Complete 3/17/2023. To ARB for preliminary review on 5/25/2023. To ARB for final review on 6/29/2023. Director approval 7/24/2023. BP#14062 issued 9/29/2023.	Syndi	14	
22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	14	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	14	
22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023.	Syndi	14	
22-2170-SIGN	City of Carpinteria	5781	Carpinteria Avenue	New ground sign for the skate park	Submitted 7/7/2022. Director approval 8/2/2022.	Marysol	14	
22-2169-SIGN	Carp Moon Café	4991	Carpinteria Avenue	New signs	Under review. Incomplete. Approved 8/25/2022. Building Permit issued 9/13/2022. Under construction, pending inspections,	Marysol	14	

22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
22-2140-CUP	Carpinteria Valley Water District	5300	El Carro (El Carro Park)	New groundwater wells	Submitted 1/18/2022. Incomplete 2/9/22. CC granted City Manager authorization to sign application 6/27/22. Resubmittal 8/2/22. GC 65402 Determination to PC 9/6/22. PC approved 1/3/23. Easement recorded 6/15/23. Construction to begin 7/23. Construction completed; demobilization underway 9/29/23.	Nick	14	
21-2132-TUP	Gigavac	6382	Rose Lane	TUP for portable offices during remodel	Submitted 11/9/21. Approved 12/16/21. BP submitted 1/31/22. BP issued.	Nick	14	
21-2127-ARB/CDP	Eva Sobesky & Todd Mathers	5353	Eighth Street	Exterior alterations to existing residence.	Submitted 10/25/2021. Incomplete 11/24/2021. Stop Work posted 11/30/2021. Complete 12/6/2021. Prelim ARB 12/16/2021. Final ARB 3/3/2022. Director approval 3/10/2022. BP#13557 issued 6/3/2022.	Syndi	14	
21-2126-FENCE/ARB	Jaime & Ericka Lopez	5458	Granada Way	As-built walls in front and side yards	Submitted 9/27/2021. Incomplete 10/20/2021. Resubmittal 2/8/2022. Incomplete #2 3/10/2022. Resubmittal 5/11/2022. Complete 6/10/2022. ARB approved 6/30/2022. Director approved 12/20/2022. BP#13845 issued 3/3/2023.	Syndi	14	Yes
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Pending inspection.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	
21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021. Resubmittals, pending corrections. Approved 8/17/2021. Building Permit issued. Pending inspection.	Marysol	14	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021. Pending inspection.	Marysol	14	

21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision under review 09/29/23.	Nick	14	
21-2090-DP/CDP	CHT, LLC	700	Linden Ave	Rehabilitate & Remodel (E) buildings; new 2nd floor addition	Submitted 2/17/21. Incomplete 3/19/21. Resubmitted 4/15/21. Prelim ARB approval 4/29/21. Resubmittal 5/21/21. Complete 6/11/21. PC approved 7/6/21. To ARB In-Progress Review 9/30/21. Hardware/Butler Buildings BP submitted 10/12/21. Butterfly Building BP submitted 11/23/21. Site Improvements BP submitted 12/14/21. Final ARB Review 6/30/22. Demolition permit issued and underway. Building Permit issued; under construction. Sign Program approved by ARB 5/25/23 & by Director 6/1/23.	Nick	14	
21-2087-ARB	Paul & Michelle Sanchez	1481	Sterling Avenue	SFD remodel, 391sf of add'ns, new front porch, & full re-roof	Submitted 2/9/2021. Incomplete 3/5/2021. Resubmitted 3/26/2021. Complete 4/1/2021. Prelim & final at ARB 4/15/2021. Director approval 5/4/2021. BP#13369 issued 9/21/2021.	Syndi	14	
21-2086-ARB	Frank & Christine Isaac	5410	Cameo Road	SFD remodel, 70sf add'n., and new deck/trellis	Submitted 2/8/2021. Incomplete 3/5/2021. Resubmitted 6/29/2021. Complete 6/30/2021. To ARB for prelim/final review 7/29/2021. Director approved 10/20/2021. BP#13206 issued 2/8/2022.	Syndi	14	
21-2082-SIGN	Procore Technologies	6303	Carpinteria Ave	Reface existing monument sign and new illuminated wall sign	Submitted 01/13/2021. Approved 1/26/2021. BP issued 2/24/2021. Pending inspection.	Marysol	14	
21-2079-ARB	Lynette & Jason Fernandes	1330	Vallecito Place	New entry porch, exterior updates, & interior remodel	Submitted 1/8/2021. Incomplete 2/5/2021. Resubmittal 2/19/2021. Complete 3/18/2021. To ARB for prelim/final 3/25/2021. Director approval 11/10/2021. 1-year TEX approved 7/28/2022; now expires 11/10/2023. BP#13946 issued 7/18/2023.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	

20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. BP#12889 issued 8/3/2020. Under construction.	Syndi	14	
19-2016-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New skate park and amenities	Submitted 10/22/2019. Complete 11/20/2019. Prelim review at ARB on 1/30/2020. Approved at PC on 6/1/2020. Final ARB on 3/31/2022. BP#13622 submitted 4/27/2022, in plan-check. Demo permit issued 5/17/2022. PW Grading permit issued 5/25/2022. BP #13622 issued 9/26/2022. Under construction. Awaiting items to complete final inspection.	Syndi	14	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018. Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	

17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	
16-1839-CDP	Thom Vernon	500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16. BP issued 2/2/17, under construction.	Nick	14	
15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review. BP issued; under construction.	Brian	14	

08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CoFo issued on rear unit.	Nick	14	
23-2245-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 finalized 6/13/2024. CoFo issued 6/13/2024.	Syndi	15	
23-2239-SIGN	Carpinteria-Summerland Fire Protection District	1140	Eugenia Place, Suite A	Two non-illuminated signs	Submitted 7/25/2023. Approved 7/26/2023.	Marysol	15	
23-2211-SIGN	Pro Deo Foundation / Coastland	5036	Carpinteria Avenue	New retail signs	Submitted 3/3/2023. Approved 3/30/2023.	Marysol	15	
21-2134-SIGN	Carpinteria Business Park	4185, -88, -93	Carpinteria Avenue	Update existing signage of 4 tenants to meet the new sign program	Submitted 11/16/2021. Resubmittal under review for approval and building permit. Resubmittal pending. Resubmitted. Approved 4/19/2022. Building permit in plan check. Incomplete. Building Permit issued 6/23/2022. Extension request. Planning signed off. Pending Building & Safety sign off.	Marysol	15	
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	

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. PLANNING & BP APP EXPIRED.	Syndi	X	
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BUILDING PERMIT REPORT

06/01/2024 - 06/27/2024



Permit #	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Application Submittal	Code Compliance Violation	Fire Permit Required
14359	6/20/2024	003-252-007	863 A Holly	GUTIERREZ JOSE JR/ALICIA M	Tear off (e) composition roofing and install new 30-year Composition roofing. Color is like for like. 13 squares total.	10,795	Issued	6/20/2024		
14358	6/18/2024	001-300-019	5477 Cameo Road	COLSON, JAMES E & MARY ANN LIVING TRUST 4/26/10	Tear off existing composition shingles. Install Certainteed Landmark, 30 year composition shingle, color like for like. 31 squares	33,782	Issued	6/18/2024		
14351	6/20/2024	003-830-034	4975 Sandyland Rd #310	MURACHANIAN FAMILY TRUST 2/20/01	Remove (e) tub and install a new 5' Shower pan, and water valve, partial repair to drywall. Install new Kitchen Cabinets. Install new Recessed Lighting, Receptacles, and main circuit breaker panel change.	28,560	Issued	6/11/2024		
14346	6/7/2024	001-251-017	1287 La Pala Lane	BASS, LOREN	Remove existing composition shingles and install new shingles, like for like. 26 squares	14,000	Issued	6/7/2024		
14344	6/6/2024	004-006-012	5071 Foothill Rd	TAYLOR, DOUGLAS J JR	Replace (e) 100 amp panel with new 200 amp panel in SCE approved location on (e) SFD.	1,000	Issued	6/6/2024		
14343	6/20/2024	003-171-016	5374 Star Pine Rd	HARZ FAMILY TRUST 1/6/05	Voluntary Seismic retrofit to (e) SFR, using a standard engineering set of plans.	5,000	Issued	6/6/2024		

14340	6/6/2024	003-142-011	1394 Vallecito Rd	Amy Marie Dunning and Giles Michael Istvan Dunning	Replace (e) electrical panel with new 200 amp panel. Same location. Panel location subject to SCE approvals.	4,500	Pending Pickup	5/30/2024		
14310	6/18/2024	004-027-069	1341 Tomol Drive	Corrina Louise Bonham and Kyle Tomar Gilbert	Kitchen Remodel, replacing cabinets, switches, outlets, sink and 36 sq. ft. of drywall.	8,000	Issued	5/8/2024		
14300	6/13/2024	001-400-059	1403 Camino Trillado	TRUMBLE, KELLY	Install roof-mounted PV array. 29) Qcell 405 modules, 29) Enphase 108 microinverters, 1) Enphase combiner box4 (125A).	38,997	Pending Pickup	5/7/2024		
14288	6/7/2024	003-151-010	1051 Holly Avenue	ROSEBRO, DONALD/ ESTATE OF	Remove the existing 50 amp service and replace with a new 120/240 V 200 Amp U/G service at the same location. *** REVISION # 1 - 5/17/24 - Change service from underground to overhead.	1,500	Issued	4/30/2024		
14264	6/6/2024	003-542-015	1314 Sterling Avenue	COOPER-SMITH FAMILY TRUST 5/21/19	Entry addition 198 sf, move kitchen to family room, add manufactured built-in fireplace to living room, remove and replace 4 windows and two doors.	90,000	Issued	3/26/2024		Yes
14229	6/6/2024	003-161-021	5159 Ogan Road	ZEOLI PAUL LEWIS/MARY LOUISE	Convert (e) 662sf guest house to a 662sf one-bedroom ADU.	10,000	Issued	1/31/2024	Yes	Yes
13981	6/13/2024	001-280-007	1470 Andrea Street	LINDEMANN, ALBERT SHIRK & BARBARA SHIRK FAMILY TRUST	4.86 KW of roof mounted solar PV with 12 QCell 405 watt panels and 12 Enphase 1Q8m micro inverters and a Main service panel upgrade. ***REVISION #1 - 2/14/24 - Single line main breaker re-sized for solar pv.	18,000	Issued	5/9/2023		

Total Records: 13

6/27/2024