



Planning Commission Meeting Agenda

Monday, August 5, 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 - None

NEW PUBLIC HEARING

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

Review Procedure:

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

1) Mayer Residence Remodel & Additions Planner: Syndi Souter

Project # 22-2183-CUP/CDP/ARB

Address: 5557 Calle Arena

Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer

Hearing at the request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB (application filed December 14, 2022) for approval of a Conditional Use Permit and Coastal Development Permit to

partially demolish an existing legal-nonconforming 2,233 square-foot one-story single-family residence and construct a new 3,041 square-foot two-story single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.12 – Single-Family Residential District, §14.62 – Conditional Use Permit, and §14.82 – Nonconforming Uses; and to approve an Exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-382-011, addressed as 5557 Calle Arena.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 2) City calendar for the month of August, 2024
- 3) Planning Activity Report as of July 31, 2024
- 4) Building Permit Report as of July 31, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY, SEPTEMBER 3, 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, August 1, 2024 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 5, 2024

ITEM FOR CONSIDERATION

Mayer Residence Remodel & Additions 22-2183-CUP/CDP/ARB

Request for a Conditional Use Permit and Coastal Development Permit to partially demolish an existing legal-nonconforming 2,233 square-foot one-story single-family residence and construct a new 3,041 square-foot two-story single-family residence at 5557 Calle Arena; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

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


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owner: Tyler and Jessica Mayer

Architect: Ted Meeder

Project Location: 5557 Calle Arena

APN: 003-382-011

Zoning: Single-Family Residential (6-R-1)

General Plan Designation: Low Density
Residential (LDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-005, thereby approving Project 22-2183-CUP/CDP/ARB to allow the partial demolition of an existing legal-nonconforming 2,233 square-foot one-story single-family residence and construction of a new 3,041 square-foot two-story single-family residence at 5557 Calle Arena; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

The proposed project involves a request to partially demolish an existing 2,233 square-foot one-story 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 first floor would contain 2,115 square feet of living space and a 242 square-foot covered patio. The second floor would contain 475 square feet of enclosed living space. The height would reach a maximum of 23.67-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing.

Conditional Use Permit

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

Coastal Development Permit

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

Project Plans are attached as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics and Background

The project site is a 7,620 square-foot parcel located at 5557 Calle Arena in the Concha Loma subdivision. The property is presently developed with an 1,832 square-foot “U-shaped” single-story single-family residence with an attached 401 square-foot one-car garage. According to the Santa Barbara County Assessor’s Office, the original residence was constructed in 1950. In 1979, a 470 square-foot family room addition was constructed at the southwest corner of the residence under building permit #1670. In 1988, a bedroom addition was constructed at the southeast corner of the residence under building permit #3840. The two south “wings” are connected by an uncovered raised wooden deck.

The project site is located in an area known to contain sensitive cultural resources. As such, any future ground disturbances would be required to be monitored by both an archeologist and a Native American representative to determine the presence and/or significance of any onsite cultural resources that could potentially be impacted by development. Depending upon the presence of any sensitive cultural resources onsite, project revisions and/or mitigation measures may be required.

The property is surrounded on the north, east, and west sides by a mix of one- and two-story single-family residences. The parcel immediately east of the site is vacant, with a proposal to permit a new two-story residence in process (Pfaff New Residence, project #23-2209-CDP/ARB). The Union Pacific Rail Road tracks, the Carpinteria State Beach campgrounds, and the Pacific Ocean are located to the south of the property. The topography of the parcel slopes down approximately four feet between the street and the railroad tracks.

The site is zoned Single Family Residential (6-R-1) and has a Low Density Residential (LDR) land use designation. The project is located in the Coastal Appeals (CA) Overlay district. The CA Overlay district means that the final local action by the City on this project may be appealed to, or by, the California Coastal Commission (CCC).

Architectural Review Board

The project received preliminary review by the Architectural Review Board (ARB) at their September 14, 2023 and May 16, 2024 meetings. Story poles were erected prior to the first ARB meeting to demonstrate the outline of the proposed second story addition.

At the September 14, 2023 meeting, the ARB reviewed a proposal to partially demolish the existing 2,233 square-foot one-story single-family residence and construct a new 2,631 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,009 square feet. The first floor would have contained 2,156 square feet of living space with a 242 square-foot covered patio. The second floor would have contained 475 square feet of enclosed living space. The proposed height was at a maximum of 25.5-feet above finished grade. The proposal also included new landscaping, hardscape, and fencing.

At that meeting, three neighbors spoke during the public comment period. One neighbor had concerns about the neighborhood compatibility of the second-story addition; another neighbor also expressed concerns about second-story additions in general, but thought this project looked nice; and the last neighbor's comments were in support of the project. One public comment letter was received prior to the meeting with concerns that the design was too tall for the neighborhood.

The ARB voted 3-1 (O'Connor opposed) to continue the project to a future meeting with the following main comments:

- Lower the plate heights to lower the overall building height;
- Add shingles or siding to the stucco exterior to add texture/interest;
- Appreciate the "wedding cake" placement of the second story, but it should not appear stacked on top of the first floor; suggested shifting the entry roof up to balance the massing;
- Consider privacy when locating the second-story windows;
- Choose an architectural style and use the appropriate details and finishes;
- Support for the Conditional Use Permit to reconstruct the portions of the residence within the legal-nonconforming side yard setback (3 out of 4 ARB members); and

- The high-water demand turf was acceptable because the children need a play area, suggested hedges along sides for privacy, suggested to choose one style for the landscaping palette, and suggested self-cleaning queen palms instead of king palms.

The project returned to the ARB for continued preliminary review on May 16, 2024 with revised plans which included the following changes to the design in response to the ARB's comments:

1. The second story plate height had been lowered from 9-feet to 7.67-feet, which reduced the overall maximum height of the proposed residence by 1.33-feet, from 25-feet down to 23.67-feet;
2. The roof over the front entry was broken up to include a shed roof over a clerestory, with a stepped overhang below;
3. The four windows across the front of the second story were reduced in size and additional windows have been added at the front entry;
4. The details and finishes were revised to be consistent with the "Contemporary Cottage" architectural style; and
5. The palms and agaves were eliminated from the landscaping plan and additional flowering plants and shrubs were added to the palette.

There were no neighbors in attendance at that meeting, and one anonymous public comment letter was received expressing concerns about the proposed height and the preservation of sight lines for the neighbors. The ARB commented that the exterior body color should be darker and that the landscaping plant sizes and layout will need to be reviewed and coordinated before installation. Overall, however, the ARB was supportive of the revised design and appreciated the architect's methods to lower the second-floor height and enhance the front elevation/entry with a clerestory. The ARB voted 4-1 (O'Connor opposed) to recommend preliminary approval with comments to the Planning Commission.

The ARB Meeting Minutes from the September 14, 2023 and May 16, 2024 ARB meetings are included as Attachment B, excerpted sheets from the original Preliminary Architectural Plans are in Attachment C, and the Story Pole Photographs can be found in Attachment D.

IV. ENVIRONMENTAL

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

General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project involves additions, structural alterations, new exterior finish materials, and a remodel to an existing single-family residence. The proposed 808 square-feet of additions would be less than 50% of the existing floor area and are less than 2,500 square-feet in size, the property would remain developed with a single-family residence, and no change of use would occur as a result of the proposed project. The project is consistent with the City's General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

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

V. ANALYSIS

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

Carpinteria Municipal Code, Title 14- Zoning

CMC 14.12. R-1 Single Family Residential District

The project is located in the 6-R-1 Single Family Residential zoning district and is subject to the requirements of Carpinteria Municipal Code (CMC) §14.12. Single family residences are a permitted use in this zone district, subject to approval of a Coastal Development Permit. The following table and discussion identify the project's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (North/Calle Arena)	50 feet from centerline of street or 20 feet from the property line, whichever is greater. (50 feet from CL)	45 feet from the centerline of the street and 20 feet from the property line*
Sides (East and West)	10% of lot width (6.58 feet)	4.83 feet*
Rear (South)	15 feet	25 feet
Height	30 feet max.	23.67 feet max.
Building Coverage	35% max. (2,667 square feet)	33.67% (2,566 square feet)
Floor Area Ratio	40% max. (3,048 square feet)	39.90% (3,041 square feet)
Density	1 single family residence per legal lot	1 single family residence
Parking	2 garage spaces	2 garage spaces

**See legal nonconforming structures discussion below.*

CMC 14.82. Legal-Nonconforming Structures

Carpinteria Municipal Code §14.82.060- Nonconformance as to yards or height, states, “if a building or structure is conforming as to use but nonconforming as to yards or height, said building or structure may be permitted by the planning commission to be enlarged, extended, moved or structurally altered; provided, that any addition or enlargement complies with the yard and height requirements of the district in which such building or structure is located; provided further, that no living quarters may be extended into an accessory building located in the front, side or rear yards by such addition or enlargement.”

The existing residence that is proposed to be altered has an existing front yard setback of 20 feet from the front property line and a side yard setback of 4.83 feet, and the current 6-R-1 zone development standards require minimum setbacks of 25-feet from the front property line and 6.58-feet, respectively. The new addition areas would comply with the required setbacks. As such, the proposed project complies with CMC §14.82.060 since the portions of the project that lie within the setbacks will be replaced or structurally altered, but not expanded or enlarged. However, the project must obtain approval of a Conditional Use Permit in addition to a Coastal Development Permit.

CMC 14.82. Nonconforming Uses

Chapter 14.82 of the CMC outlines the review process for projects involving a legal-nonconforming use or structure. Section 14.82.060 states, in part, that if a building or structure is conforming as to use but nonconforming as to yards or height, said building may be permitted by

the Planning Commission to be enlarged, extended, moved or *structurally altered* (emphasis added); provided that any addition or enlargement complies with the yard and height requirements of the zone district. Section 14.82.061 (Nonconformance of residential uses as to yards, height or parking) goes on to stipulate that improvements can be made to nonconforming residential structures that would prolong the life of the structure subject to the approval of a Conditional Use Permit. The relevant section from Chapter 14.82 is provided below:

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

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

The Conditional Use Permit (CUP) is a planning tool that allows the Planning Commission to exercise broad discretion over a proposed use or project, and in taking an action to approve or deny a project. Through the use of the CUP, improvements which prolong the life of a nonconforming structure including structural repairs, remodels, additions and similar new construction to residential units, can be made subject to the imposition of appropriate project conditions of approval. This proposal involves a near total demolition of the existing residence with the exception of a few segments of wall along the northern and eastern portions which are located within the current setbacks. These portions of the residence would be reconstructed, including a new roof structure, within the existing footprint. In order to approve the project as currently designed, the Planning Commission must be able to make all of the necessary findings for approval. Alternatively, given the extensive and near total scope of the reconstruction, the project could be redesigned to meet current setback requirements and no longer trigger the requirement for a Conditional Use Permit.

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

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

The subject existing residence is legal-nonconforming in terms of the front setback, side setback, and parking. The proposed project entails completing a comprehensive remodel with additions to the residence, including a new second-story addition and partial demolition and reconstruction (structural alterations) to the portions of the residence within the required setbacks. The foundation within the legal-nonconforming setback would remain and would be reused for the project in those areas. The project also includes a new two-car garage in compliance with current parking regulations, which would remedy the existing legal non-conforming one-car garage. The remodel and additions to the residence would not result in further encroachments into the setbacks. Overall, the proposed project would update the livability of the residence and maintain the single-family character of the existing residence; thus, the Commission could find that the project would not have an adverse impact on the surrounding neighborhood.

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

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

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

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

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

General Plan/Coastal Land Use Plan Policies

The project site has a General Plan/Coastal Plan designation of Low Density Residential (LDR). The City's Community Design Element of the General Plan/Coastal Plan contains both general over-arching policies and specific subarea policies. The project site is also in Design Subarea 5 ("Concha Loma Neighborhood"). Residential design guidelines for the Concha Loma Neighborhood have also been developed and adopted by the City Council for this neighborhood. An analysis of the project's consistency with applicable objectives and policies of the General Plan/Coastal Plan is provided below.

Land Use Element

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

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

The proposed project is located within an existing developed neighborhood in the City on a lot that is currently improved with a single-family residence. The project entails a comprehensive remodel and additions to the residence, including structural alterations to reconstruct portions of the existing residence that are within the now-required front and side setbacks. The project would improve and modernize the livability of the residential unit. The resulting upgraded residence, including the new second-story addition, would not be out of character with other homes in the vicinity, which include a mix of one and two-story residences. The project received a preliminary recommendation for approval from the ARB, and has been found consistent with City's "small beach town" character and other applicable policies of the Community Design Element, as discussed in detail below. Therefore, the project can be found to be consistent with the above objective and policy.

Community Design Element

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

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

The vernacular architectural style of the residence is similar to other homes in the neighborhood. Additionally, other homes in the vicinity also have second stories. The proposed second story is "wedding-caked" above the first floor in the preferred method, but the maximum height of 23.67-feet above finished grade would remain taller than other existing residences in the area. For reference, the proposed new residence next door at 5559 Calle Arena was recently presented to the ARB with a maximum height of 20.7-feet above finished grade; the newly constructed

residence at 5567 Calle Arena has a maximum height of 21.7-feet above finished grade; and the two-story residences across the street at 5554 and 5556 Calle Arena have maximum heights of 19.67-feet and 20.75-feet above finished grade, respectively. Nevertheless, the ARB members felt that the architect had responsibly responded to their initial comments about the height, and that the proposed design with the second story “wedding-caked” and built into the roof addressed their concerns. As such, the architectural style and size of the residence are consistent with these objectives.

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

Intermittent mountain and ocean views are available from Calle Arena in this area. The existing residence largely blocks public views of the ocean from Calle Arena. The proposed second story would minimally alter public views of the mountains over the property from the south, but would not further impact the existing public view corridors of the ocean any more than the existing residence or other development in the area.

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

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

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

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

The proposed project would relocate the front entry to a more prominent location in the central portion of the front of the residence, and the proposed clerestory would help formalize the location. A new pathway would be installed to lead to the front entry, which would give a welcoming street presence. The front yard would be enclosed with a 42-inch-tall fence, which would define the edge of the yard while still maintaining an open feeling from the street.

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

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

The proposed exterior light fixture is shown on the proposed colors and materials board in Attachment A, Exhibit 2, and it appears to be night-sky friendly. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time

the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

Subarea 5 Objectives and Policies

Objective CDS5-2: *Preserve the existing residential neighborhoods and their unique characteristics, and ensure that new development enhances the neighborhood character.*

Objective CDS5-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods and consistent with the City's "small beach town" image.*

As discussed previously, the contemplated architectural style is similar to other homes in the Concha Loma neighborhood. However, two-story development, while allowed in this neighborhood by the City, continues to be controversial. In reviewing past projects, significant effort has been put into trying to minimize the visual prominence of new two-story construction through careful placement, massing, and use of split level plans and topography, in an effort to preserve the largely single story character of the neighborhood. The revised proposal lowered the plate heights and concentrates the second-floor mass over the center of the residence in the preferred "wedding-cake" manner, however the resultant height would still remain slightly taller than other existing two-story homes in the immediate area.

Implementation Policy 53: *The existing pattern of setbacks should be preserved. Additions to existing houses, or new houses, should match the front yard setbacks of the houses on adjacent lots, or the "stringline" between them in the case of differing setbacks.*

Implementation Policy 54: *The existing one-story scale of buildings in the subarea should be preserved. Second floors, where permitted by zoning, should be set back from the first-floor facade with extensions of one-story roof elements, or other suitable architectural elements that reinforce the one-story scale of the facade.*

Portions of the existing residence which would be significantly remodeled/reconstructed are set back 20-feet from the street, which is comparable to the setbacks of other older homes in the neighborhood. The proposed two-car garage addition would be set back 25-feet from the street, which complies with the current zoning requirements and would be consistent with other newer development in the area. The proposed second story would be centered over the residence with single-story elements surrounding it on three sides, including the front elevation facing the street.

Concha Loma Neighborhood Residential Design Guidelines

DG 6: *Entrances should be oriented toward the street through the use of porches, walkways, and forward-facing front doors. Hedges and structures in front yards should be low in height and adequately set back to allow visibility of homes from the street. Front yard outdoor living spaces are encouraged.*

DG 7: *Where unique or varied architectural styles are proposed, design review should ensure compatibility with the neighborhood. Variation in architecture is not discouraged in the Concha Loma Neighborhood, but should be compatible with the established mass and scale.*

DG 8: *The size, scale and form of buildings, and their placement on a parcel, should be sensitive to the scale and character of the predominantly one-story character of the Concha Loma neighborhood.*

DG 9: *Existing one-story buildings should be preserved. Where second floors are proposed, they should be set back from the first-floor façade and should include extensions of one-story roof elements or other suitable architectural elements that reinforce the one-story scale of the façade. Architectural components should feature articulated roof and wall planes as appropriate.*

The project design with the relocated entry and new landscaping and hardscape improvements in the front yard would enhance the street presence of the residence. However, as mentioned above, the height of the proposed second-story would be slightly taller than other two-story homes in the immediate area. The ARB reviewed the project and determined that the proposed height was acceptable, and that the second-story was centrally located over the first floor in the preferred “wedding-cake” manner.

DG 11: *Windows and doors should be consistent in design with the theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG 12: *The use of bay windows, dormers, balconies, covered porches and other decorative elements providing building articulation is encouraged when appropriate to the architecture, particularly when these elements are oriented toward a public street or break up a façade of more than 20 feet.*

The plans show smaller, typical residentially-sized windows on the front, east, and west elevations. The rear elevation includes several large windows and doors which would maximize ocean views for the occupants without impacting the privacy of the neighbors. It appears that the windows, doors, and rear balcony have been placed to balance aesthetics and privacy.

DG 13: *Muted or earth tones should be used to achieve consistency with surrounding residences.*

DG 15: *A cohesive mixture of materials is welcomed.*

DG 16: *Roofing materials and colors should be compatible with those in the existing neighborhood and with the architectural style of the residence.*

The proposed materials are typical for the style of architecture, and metal roofs are becoming increasingly popular. The proposed materials would have muted colors which would be compatible with the neighborhood. The proposed “black-and-white” exterior color scheme is commonplace, and could be enhanced with an accent color on the front door or other location(s)

to give the residence a distinct individual character. Additionally, the ARB commented that the body color should be darker to be more compatible with other homes in the neighborhood.

DG 19: *Main entrances should be oriented to the street. Porches, landings and walkways should be incorporated into the frontage design.*

DG 22: *Open fences, including split rail and picket types, are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.*

DG 23: *Fences in the front yard should be constructed of decorative materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided.*

DG 24: *Fences should be set back a minimum of two feet from the back of sidewalk or property line to allow for planting between the right-of-way and the fence.*

As discussed previously, the front entrance would be relocated to the central portion of the residence with new landscaping and a pathway from the street. The front yard would be enclosed with a 42-inch-tall picket fence. The new fencing is currently shown on the front property line, and is not set back from the street to allow for landscaping to be planted in front of the fence.

DG 25: *Landscaping that is drought tolerant or native to the region is preferred. Invasive plants should be avoided.*

DG 26: *Attractive landscape frontage designs should be maintained. New development should be carefully planned with landscaping that maintains and enhances the quality of the streetscape.*

DG 27: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 28: *Permeable materials are encouraged for all driveways and parking areas and other hardscape areas to reduce runoff.*

The landscaping plan appears to propose a palette of primarily low water use plants, with irrigated lawn in the front and rear yards. The plant list includes flowering plants and shrubs. As discussed above, the proposal includes new landscaping and hardscape in the front yard to enhance the street views of the project. The new hardscape elements, primarily the driveway and pathways, have been designed to be permeable to reduce runoff. Additional proposed stormwater control and runoff measures can be found on Sheet A1.1 of the plans.

DG 31: *Where privacy is a concern, window placement, size, height and the use of glazing with limited transparency are encouraged to minimize impacts.*

DG 32: *Second story windows should be placed to avoid looking directly into the major indoor/outdoor living areas (e.g., primary yard areas, family/living areas) of adjacent residences.*

DG 33: *Second story or rooftop decks or balconies located on the side or rear of a dwelling are strongly discouraged unless it can be clearly demonstrated that it will not create an impact on the privacy of a neighboring parcel. Mitigating factors include the placement and design of adjacent structures, significant setbacks from adjacent properties or orientation of the deck or balcony toward the front of the property.*

As mentioned previously, the plans show smaller, typical residentially-sized windows on the front, east, and west elevations with larger windows and doors facing the rear. It appears that the windows, doors, and rear balcony have been placed to balance aesthetics and privacy.

Open Space, Recreation & Conservation

Objective OSC-16: *Preserve Carpinteria's cultural resources.*

Policy OSC-16a: *Carefully review any development that may disturb important archaeological or historically valuable sites.*

OSC-16-Implementation Policy 77: *Prior to the city granting a development permit, all archaeological sites (or areas near known archeological sites that have been determined through Phase 1 investigation to potentially include cultural or paleontological resources) must undergo a subsurface test to determine the integrity and significance of the site. Through the project environmental review process, the disposition and/or preservation of any archaeological sites deemed to have significance as a result of the subsurface testing shall be determined. Preservation of cultural/paleontological resource sites through avoidance shall be preferred, however, other methods of disposition may be approved through the environmental review process as identified in the city's Guidelines for the Implementation of CEQA.*

OSC-16-Implementation Policy 78: *A qualified archaeologist and Native American observer (acceptable to the city) shall be retained to monitor grading activities on identified archeological sites and in the vicinity of identified archaeological resources. If cultural artifacts or similar material of potential cultural or paleontological importance, are uncovered during grading or other excavation the following shall occur:*

- a. The monitor or archaeologist shall halt the grading or excavation and notify the City.*
- b. A qualified archaeologist shall prepare a report assessing the significance of the find and recommending any actions to be taken by the applicant(s) prior to the city granting permission for grading to resume.*
- c. The removal of cultural artifacts or other materials shall only occur after preparation of the report and in conformance with the recommendations of the report as approved by the City.*

The project site is located in an area that is known to contain sensitive cultural resources. A Phase I Archaeological Assessment and Extended Phase I Testing report was prepared for the

proposed project, which included a recommendation for monitoring by a professional archaeologist and a Chumash Native American during any ground disturbing activities. This recommendation has been incorporated into the attached proposed project Conditions of Approval.

Noise Element

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

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

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

VI. DEVELOPMENT IMPACT FEES

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

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-24-005, thereby approving Project 22-2183-CUP/CDP/ARB to allow the partial demolition of an existing legal-nonconforming 2,233 square-foot one-story single-family residence and construction of a new 3,041 square-foot two-story single-family residence at 5557 Calle Arena; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the findings in Attachment A, Exhibit 1 and recommended project Conditions of Approval in Attachment A, Exhibit 3. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to a future Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A- Resolution PC-24-005
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B- ARB Meeting Minutes from September 14, 2023 and May 16, 2024

Attachment C- Excerpted Sheets from the Preliminary Architectural Plans

Attachment D- Story Pole Photographs

Attachment E- CEQA Notice of Exemption

Attachment A
Resolution PC-24-005

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 2024

RESOLUTION NO. PC-24-005

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT 22-2183-CUP/CDP/ARB TO ALLOW ADDITIONS, STRUCTURAL
ALTERATIONS, AND COMPREHENSIVE REMODEL TO AN EXISTING
LEGAL-NONCONFORMING SINGLE-FAMILY RESIDENCE LOCATED AT
5557 CALLE ARENA (APN 003-382-011).**

REQUESTED BY TED MEEDER

WHEREAS, the City of Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Ted Meeder on December 14, 2022 to allow additions, structural alterations, and a comprehensive remodel to an existing legal-nonconforming single-family residence; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 28, 2023; and

WHEREAS, the Carpinteria Architectural Review Board has considered the proposed project on September 14, 2023 and May 16, 2024, and recommended preliminary approval; and

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

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

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

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

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

PASSED, APPROVED, AND ADOPTED this 5th day of August 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Glenn La Fevers, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 5th day of August 2024.

Attachment A
Exhibit 1:
Findings for Approval

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 2024

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

**PLANNING COMMISSION HEARING
PROJECT 22-2183-CUP/CDP/ARB
AUGUST 5, 2024**

**MAYER RESIDENCE REMODEL & ADDITIONS
REQUESTED BY TED MEEDER**

**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 December 14, 2022, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 28, 2023. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed and recommended for approval by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.

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

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301(a) and (e) (Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include but are not limited to repair, maintenance, and minor alterations of existing structures involving negligible or no expansion of use beyond those existing at the time of the lead agency's determination. Class 1 Exemptions allow for interior and exterior alterations, restoration/rehabilitation of damaged or deteriorated structures, and construction of small additions. Class 2 Exemptions allow for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. Class 3 Exemptions consist of projects that are categorized as "in-fill" development provided the project is consistent with the City's General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project involves additions, structural alterations, new exterior finish materials, and a remodel to an existing single-family residence. The proposed 808 square-feet of additions would be less than 50% of the existing floor area and are less than 2,500 square-feet in size, the property would remain as developed with a single-family residence, and no change of use would occur as a result of the proposed project. The project is consistent with the City's General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

1.3 Conditional Use Permit Findings

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

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

As discussed in the Planning Commission staff report dated August 5, 2024 and hereby incorporated into these Findings by reference, the project includes additions, structural alterations, and a comprehensive remodel to an existing legal-nonconforming single-family residence. The residence is legal-nonconforming as to the front setback, side setback, and parking. Some of the proposed work includes structural alterations and reconstruction to portions of the residence located within the required setbacks, and therefore requires that a Conditional Use Permit be approved to allow the remodel and alterations.

The existing site layout with legal-nonconforming front and side setbacks is typical of the types of structures originally built in the Conch Loma neighborhood. It is common for these structures to encroach into required current setbacks and lack the two parking spaces within a garage as currently required. The proposed project entails completing a comprehensive remodel with additions to the residence, including a new second-story addition and partial demolition and reconstruction of the portions of the residence within the required setbacks. The project also includes a new two-car garage, which would remedy the existing legal non-conforming one-car garage parking arrangement. The remodel and additions to the residence would not result in further encroachments into the setbacks. Overall, the proposed project would update the livability of the residence and maintain the single-family character of the existing residence. The existing legal-nonconforming condition (i.e., a single-family residence with setback encroachments) would be maintained. Allowing the structural alterations/reconstruction to occur while maintaining the legal-nonconforming site conditions is consistent with the types of projects permissible in the R-1 zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

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

The project site is located along Calle Arena and is adequately served by the existing street network in the area. The proposed residential remodel and additions at 5557 Calle Arena will not generate any new traffic or parking demands as no new dwelling units are proposed. The project would therefore be adequately served by existing streets and highways.

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

Local service providers were notified of the project and provided with information regarding the proposed additions and remodel. The service providers did not specify any concerns regarding the project. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection, all of which presently serve the property. Condition

letters, as applicable, for the Special Districts that serve the subject property have been included with the project conditions of approval.

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

The proposed project consists of additions, structural alterations, and a comprehensive remodel to an existing single-family residence. The project would not change the residential use of the property, nor would it intensify the use of the property or increase traffic in the neighborhood. The proposed scale of the residence is in keeping with other remodeled homes, particularly two-story homes, in the neighborhood. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the residence while allowing the existing legal-nonconforming conditions to continue. With the approval of the Conditional Use Permit and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however the reconstructed portions of the residence would be brought up to current building and safety requirements. The project therefore would not impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

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

The project involves additions, structural alterations, and a comprehensive remodel to an existing single-family residence. The residence is legal-nonconforming as to setbacks and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations/repairs proposed as part of the project. The project would remedy the nonconforming parking situation via the construction of a new two-car garage. As discussed in the Planning Commission staff report dated August 5, 2024 and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design, Open Space, Recreation, & Conservation, and Noise Element Objectives and Policies in that the project involves upgrades to an existing residence. The project has been reviewed by the Architectural Review Board, and the improvements can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The use of the property as a single-family residence will not change, nor would the proposed project intensify the use of the property.

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

The proposed project involves additions, structural alterations, and a comprehensive remodel to an existing single-family residence in a developed urban area and the site does not contain any natural environments, habitat areas, or wildlife. The construction

activities have been conditioned to avoid water runoff, dust, noise, and other impacts to the surrounding neighborhood. Conditions of Approval are included as Exhibit 3 of the Planning Commission Resolution. The project therefore would not cause a substantial impact to the environment.

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

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

1.4 Nonconforming Structure Findings

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

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

As discussed in the Planning Commission staff report dated August 5, 2024 and hereby incorporated into these Findings by reference, the property and the subject existing residence are legal-nonconforming in terms of the front setback, side setback, and parking. The proposed project entails completing a comprehensive remodel with additions to the residence, including a new second-story addition and partial demolition and reconstruction (structural alterations) to the portions of the residence within the required setbacks. The proposed second story is “wedding-caked” above the first floor in the preferred method, but the maximum height of 23.67-feet above finished grade would remain taller than other existing residences in the area. For reference, the proposed new residence next door at 5559 Calle Arena was recently presented to the ARB with a maximum height of 20.7-feet above finished grade; the newly constructed residence at 5567 Calle Arena has a maximum height of 21.7-feet above finished grade; and the two-story residences across the street at 5554 and 5556 Calle Arena have maximum heights of 19.67-feet and 20.75-feet above finished grade, respectively. Nevertheless, the ARB members felt that the architect had responsibly responded to their initial comments about the height, and that the proposed design with the second story “wedding-caked” and built into the roof addressed their concerns and was acceptable.

The project also includes a new two-car garage in compliance with current parking regulations, which would remedy the existing legal non-conforming one-car garage parking arrangement. The remodel and additions to the residence would not result in further encroachments into the setbacks. Overall, the proposed project would update the

livability of the residence and maintain the single-family character of the existing residence; thus, this finding can be made.

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

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units. (See CMC 14.82.010(3).) The property is presently developed with a three-bedroom single-family residence. The project would add one bedroom, but would not result in a net increase to the number of units maintained on the property; therefore, this finding can be made.

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

The Planning Commission finds that the continued existence of a nonconforming residence outweighs the purpose behind uniform application of the City’s zoning regulations. Carpinteria Municipal Code §14.82.061 authorizes structural alteration/repair/reconstruction of a nonconforming use if the improvement(s) will address the shortage of adequate housing in the City. Approval of the CUP would allow the existing residential unit to be upgraded and expanded to meet the current owners’ space needs for their family. The Commission could find that the policy of promoting adequate housing is advanced when improvements result in safer, modernized and improved living conditions for residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

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

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

The project involves additions, structural alterations, and a comprehensive remodel to an existing single-family residence. The residence is legal-nonconforming as to setbacks and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations/repairs proposed as part of the project. The project would remedy the nonconforming parking situation via the construction of a new two-car garage. As discussed in the Planning Commission staff report dated August 5, 2024 and hereby

incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design, Open Space/Recreation/Conservation and Noise Element Objectives and Policies in that the project involves upgrades to an existing residence while avoiding significant changes to the overall intensity of use, deviations from neighborhood compatibility, impacts to cultural resources, or significant construction-phase impacts to surrounding uses. The project has been favorably reviewed by the Architectural Review Board, and the improvements can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The use of the property as a single-family residence will not change. Therefore, the project is consistent with the City's certified Local Coastal Program as shown.

Attachment A
Exhibit 2:
Reduced Plan Set

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 2024

5557 CALLE ARENA ADDITION AND ALTERATIONS

TED MEEDER
ARCHITECTURE
1127 VALLEJO RD.
SAN FRANCISCO, CA 94133
T: 415.774.1127
F: 415.774.1128
WWW.TEDMEEDER.COM
(800) 684-4268

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF ADDITIONS AND ALTERATIONS TO A SINGLE FAMILY HOME TO INCLUDE A NEW SECOND STORY WITH A CHANGE IN OVERALL BUILDING HEIGHT FROM 12'2" TO 23'4". A NET GARAGE REDUCTION OF 16 S.F. A NET INCREASE IN LIVING AREA OF 728 S.F. A NEW SECOND FLOOR COVERED BALCONY OF 505 S.F. AND 842 S.F. OF NEW REAR DECK (218 S.F. COVERED). NEW LANDSCAPING WILL BE INSTALLED IN THE FRONT AND REAR YARDS TOTALING 2480 S.F. THERE IS NO GRADING IN THIS PROJECT. ALL CONSTRUCTION WILL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA FIRE CODE, THE 2022 CALIFORNIA ENERGY CODE, AND THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

SITE INFORMATION:

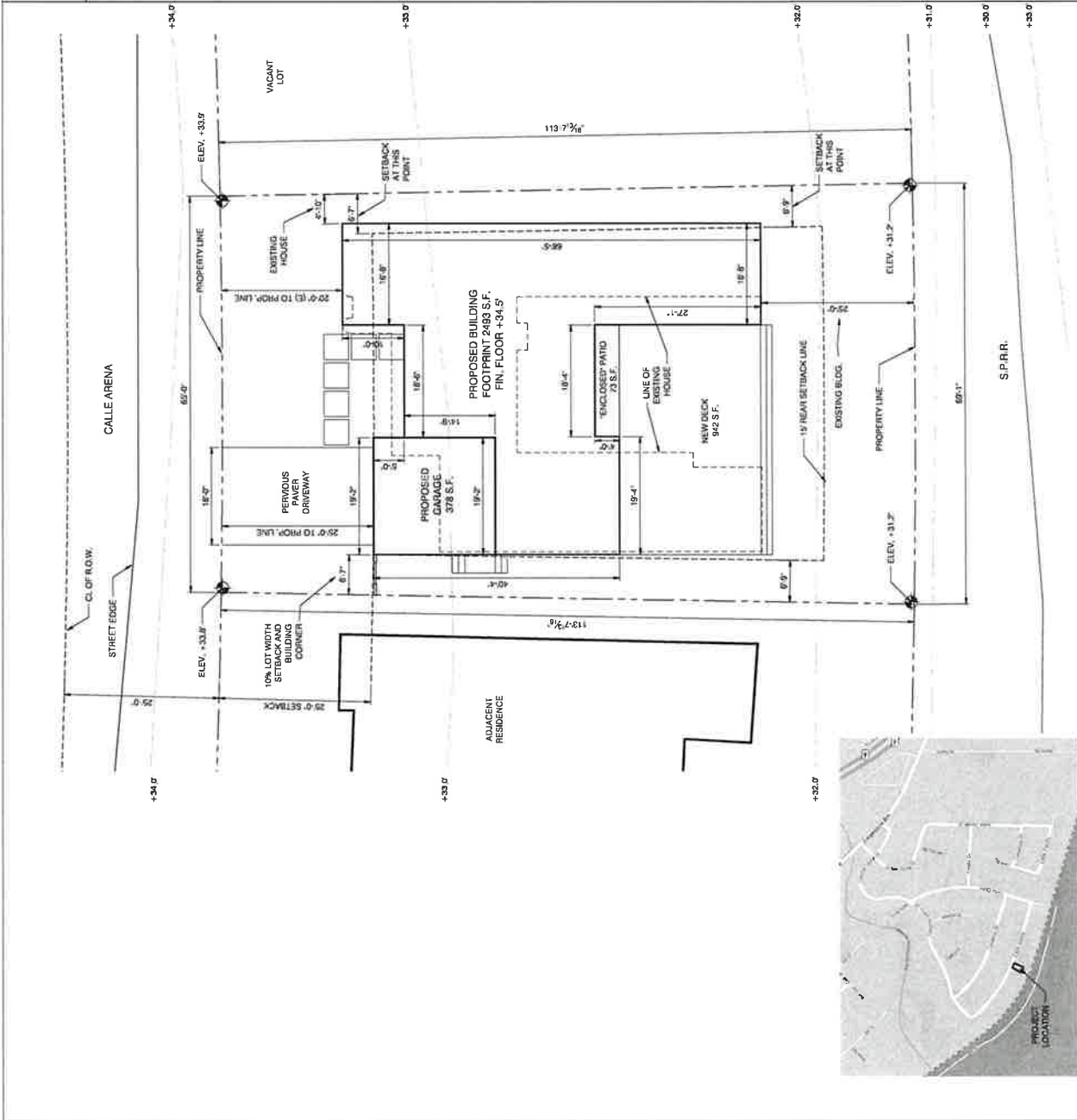
OWNER: TYLER AND JESSICA MAYER
ADDRESS: 5557 CALLE ARENA, COLUMBIA, CA 94913
APN: 003-382-011
ZONING: R-1
LOT AREA: 7820 S.F.
SLOPE: 2%
HIGH FIRE HAZARD AREA: NO
FLOOD/DEVELOPMENT AREA: NO

PROJECT STATISTICS:

PROP. CONST. TYPE	V.B.	
PROP. OCCUPANCY	R-3	
EXISTING AREAS	NET	GROSS
EXISTING RESIDENCE	1858 S.F.	2115 S.F.
EXISTING ATTACHED GARAGE	380 S.F.	475 S.F.
EXISTING BUILDING TOTAL	2120 S.F.	378 S.F.
PROPOSED AREAS		
PROPOSED RESIDENCE GROUND FLOOR	1858 S.F.	2115 S.F.
PROPOSED NEW SECOND FLOOR	428 S.F.	475 S.F.
PROPOSED ATTACHED GARAGE	341 S.F.	378 S.F.
PROPOSED FLOOR AREA TOTAL	2641 S.F.	2868 S.F.
PROPOSED NEW LANDSCAPING	2480 S.F.	73 S.F.
PROPOSED ENCLOSED REAR PATIO FOR F.A.R.	2588 S.F. = 33.67%	
PROPOSED CARR. CITY LOT COVERAGE	3041 S.F. = 38.80%	
EXISTING PARKING	1 COVERED SPACE	
PROPOSED PARKING	2 COVERED SPACES	
PROPOSED GRADING	NONE OUTSIDE OF BUILDING FOOTPRINT	
PROPOSED NEW LANDSCAPING	2480 S.F.	

DRAWING LIST: PLANNING APPROVAL

- A10 SITE PLAN AND PROJECT INFO
- A11 STORMWATER CONTROL PLAN AND DETAILS
- A12 LANDSCAPE PLANTING PLAN
- A21 PROPOSED GROUND FLOOR PLAN
- A22 PROPOSED SECOND FLOOR PLAN
- A23 PROPOSED UPPER ROOF PLAN
- A31 EXISTING AND PROPOSED ELEVATIONS
- A32 EXISTING AND PROPOSED ELEVATIONS
- A33 BUILDING SECTIONS
- A34 BUILDING SECTIONS



1 SITE PLAN
1/8" = 1'-0"

2 VICINITY MAP
1/4" = 1'-0"

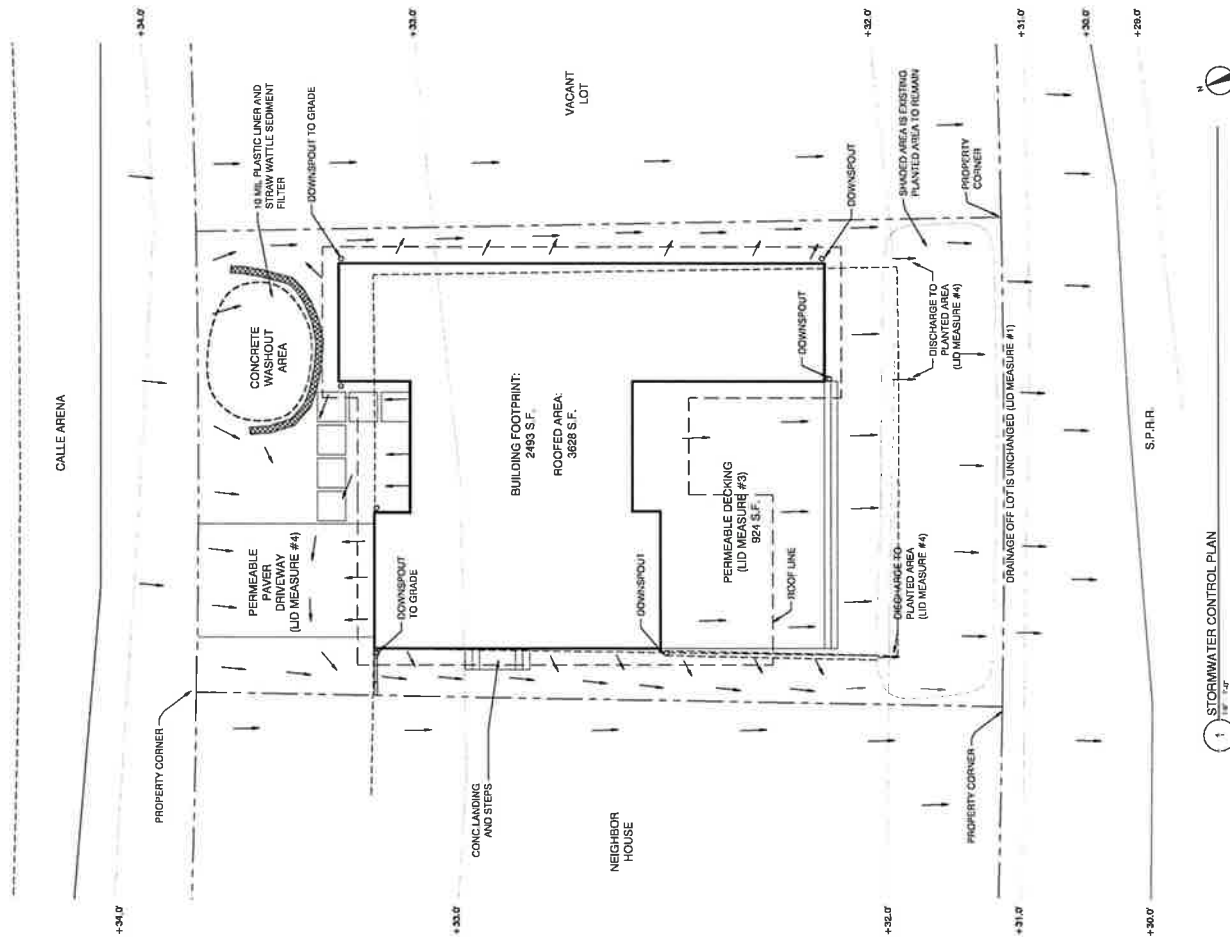
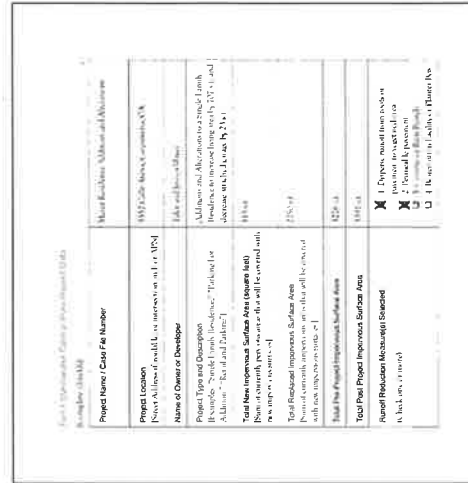
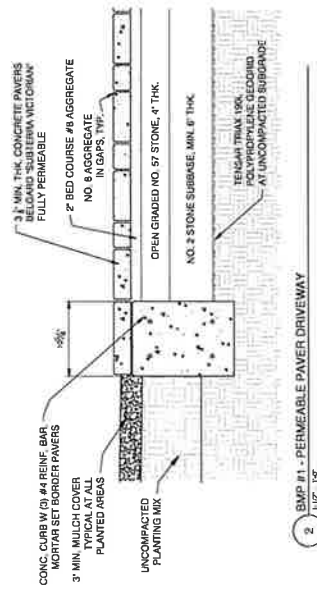
A1.0

PROJECT TYPE:	RES ADDITION AND ALTERATIONS
PROJECT ADDRESS:	5337 CALLE ARENA, CARPINTERIA
A P N	003-382-611
OWNER NAME	TYLER AND JESSICA MAYER
OWNER PHONE	805-448-5565
APPLICANT NAME	TED MEEDER (ARCHITECT)
APPLICANT PHONE	805-684-4289

LOT AREA	7600 S.F.
LOT SLOPE	2%
PREVIOUS IMPERVIOUS AREA	3278 S.F.
REDEVELOPED IMPERVIOUS AREA	2240 S.F.
ADDED IMPERVIOUS AREA	1155 S.F.
NEW TOTAL IMPERVIOUS AREA	3391 S.F.

1. LIMIT DISTURBANCE OF NATURAL DRAINAGE FEATURES. THIS LOT HAS NO DRAINAGE FEATURES OTHER THAN 2% SLOPE TOWARD THE SOUTH LOT LINE, WHICH SHALL NOT BE ALTERED
2. LIMIT CLEARING, GRADING, AND SOIL COMPACTION. THIS PROJECT DOES NOT INCLUDE ANY GRADING OR COMPACTION OUTSIDE THE BUILDING FOOTPRINT.

3. MINIMIZE IMPERVIOUS SURFACES.
THE DECKS IN THIS PROJECT SHALL BE PLANKED WITH GAPS AND LOCATED OVER PERVIOUS SOIL.
4. RUNOFF REDUCTION MEASURES
THE DRIVEWAY SHALL BE PERMEABLE PAVEMENT AS SHOWN IN DETAIL 2 (BUPA#1) ON THIS SHEET.
DOWNSPOUTS SHALL BE DISPERSED TO PLANTED AREAS AS SHOWN ON THIS SHEET.



TED MEEDER
ARCHITECTURE
ARCHITECTS

1127 VALLECITO RD.
CARPINTERIA, CA 92013
TEL: 805.485.1200
WWW.TEDMEEDER.COM
(805) 884-2255



NOT: THIS IS A PRELIMINARY DRAWING. THE
OWNER AND ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND APPROVALS
BEFORE CONSTRUCTION. ANY CHANGES TO THE
DESIGN SHALL BE MADE IN WRITING AND SIGNED BY
BOTH PARTIES.

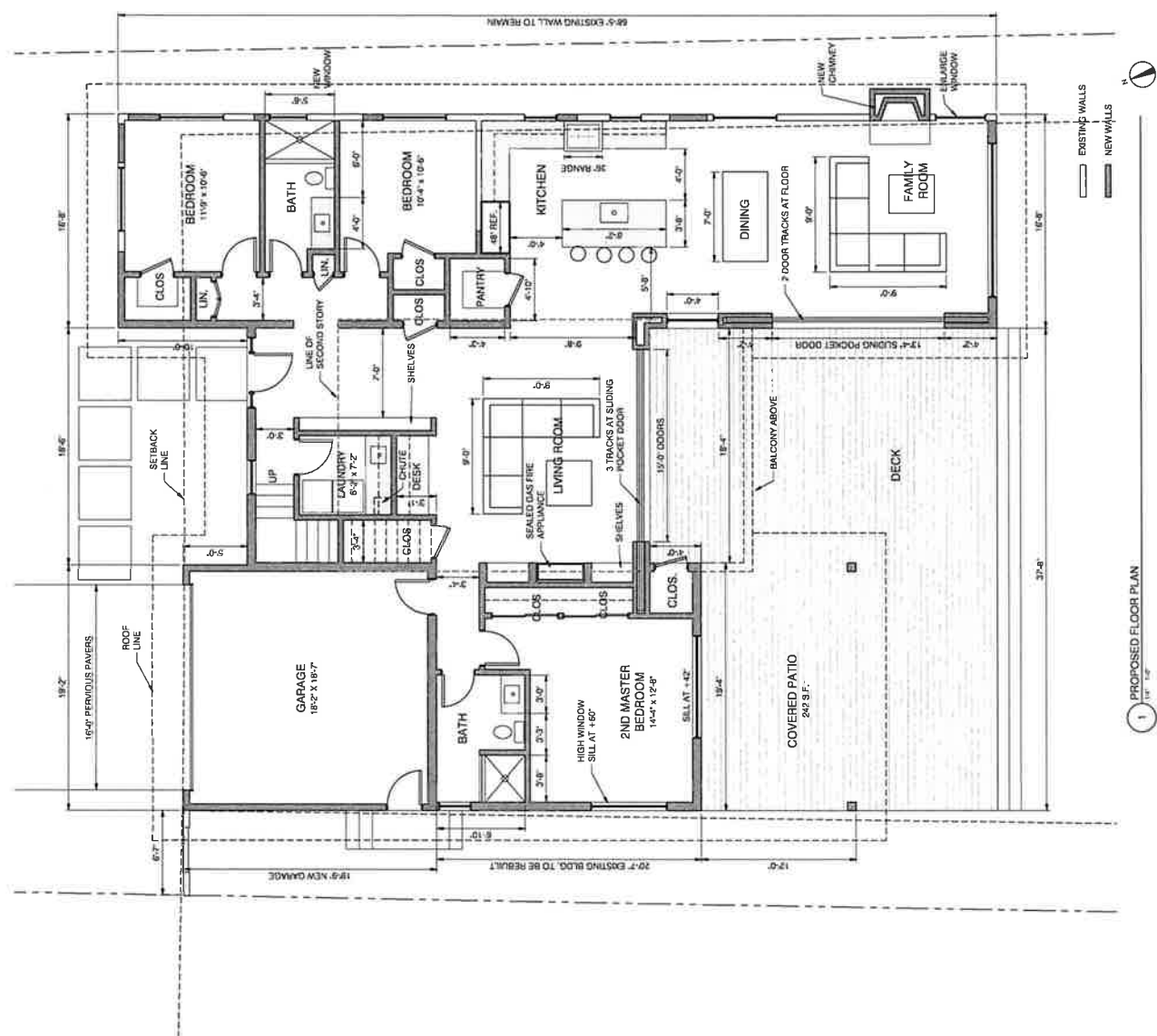
5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TAKING JOB #
REVISIONS
DATE
BY
CHECKED
DATE
BY

PROPOSED
FLOOR PLAN

SCALE: AS NOTED
DATE: 11/26/21
SHEET FILE: A2.1
REFLECTS:

A2.1



1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



NOTE: STAMP IS VALID ONLY IF WET SIGNED. THIS DOCUMENT IS NOT TO BE REPRODUCED, REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION PROJECT WITHOUT APPROVAL. COPYRIGHT 2020 TED MILLER ARCHITECTURE

5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMAO, JOHNSON

1994

1994

1994

1994

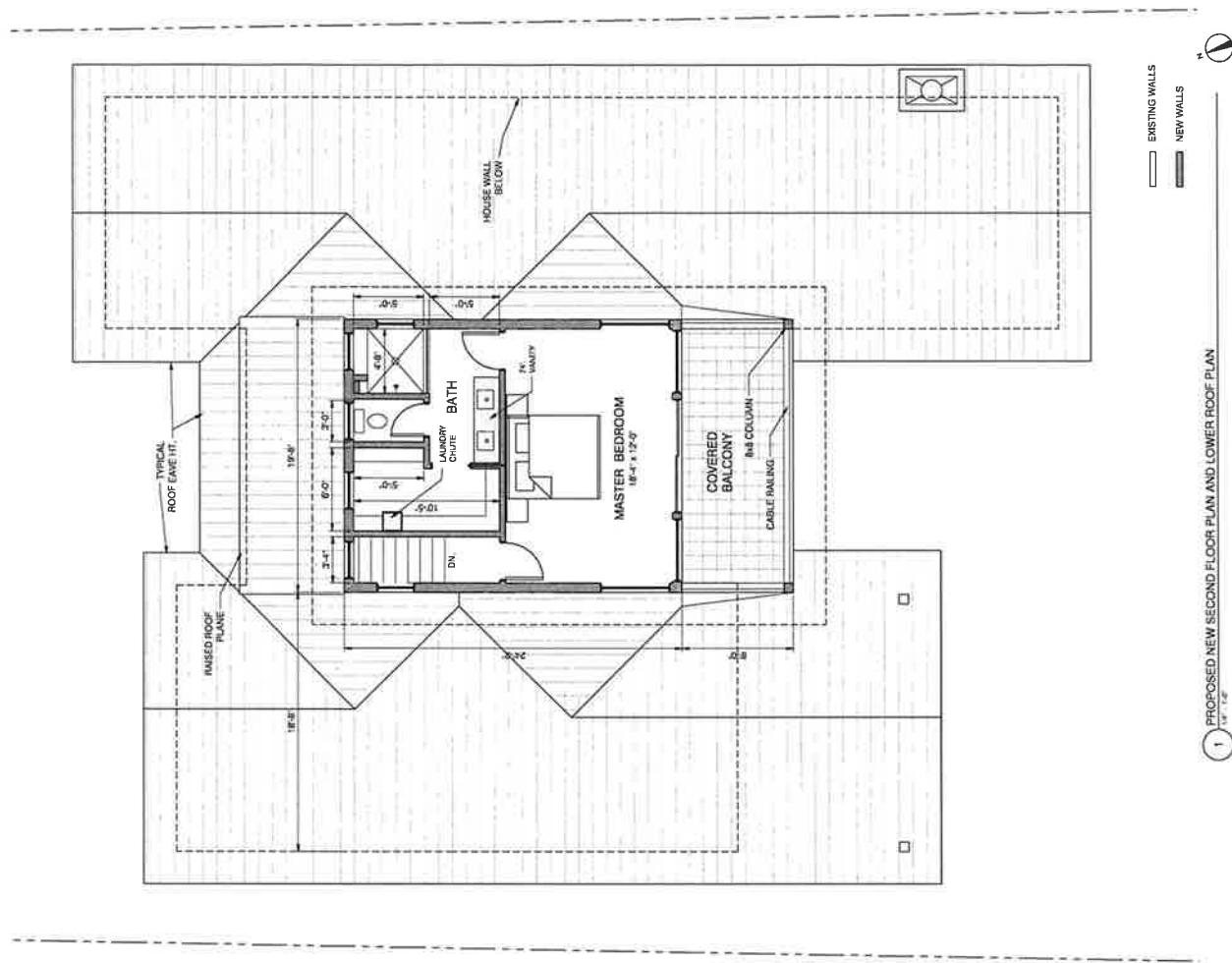
1994

1994

PROPOSED
SECOND FLOOR PLAN

SCALE	AS NOTED
DATE	8-28-21
SHEET FILE	
REF FILES	

A2.2



EXISTING WALLS
NEW WALLS



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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

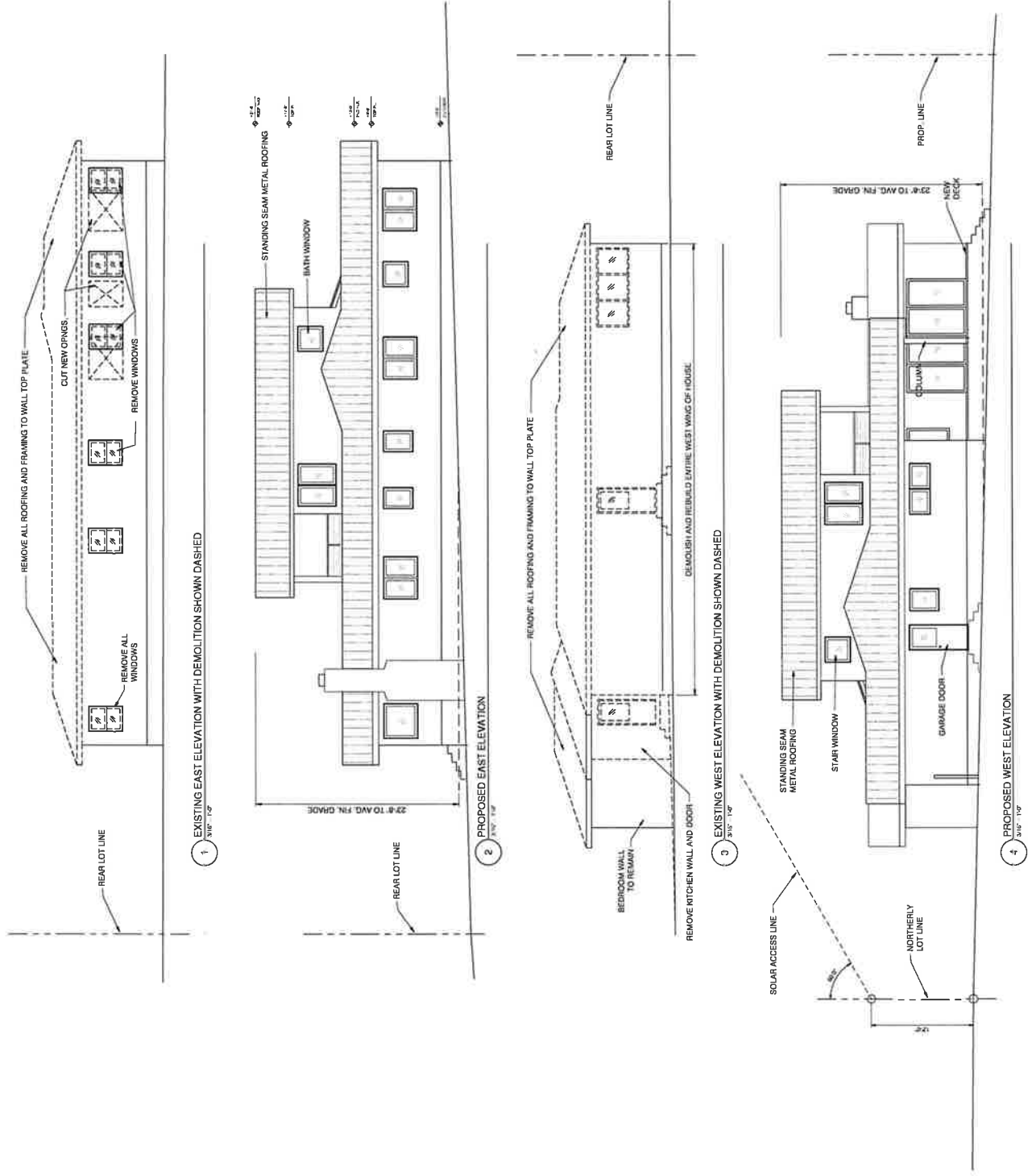
TABLE 1

FOR	ISSUED

EXISTING AND
PROPOSED
ELEVATIONS

SCALE:	AS NOTED
DATE	8/26/21
SHEET FILE	
REF FILES	

A3.2



TED MEEDER
ARCHITECTURE

1127 VALLECITO RD,
CARPINTERIA, CA 93013
TEL: 805.684.4286
FAX: 805.684.4286



NOTE: STAMP IS VALID ONLY IF SET BEHIND THE
PROJECT. IT IS THE ARCHITECT'S RESPONSIBILITY TO
OBTAIN THE NECESSARY PERMITS AND APPROVALS
FOR ANY AND ALL CITY, COUNTY, STATE AND FEDERAL
APPROVAL. COPYRIGHT 2017 BY TED MEEDER ARCHITECTURE

5557 CALLE ARENA
ADDITION AND
ALTERATIONS

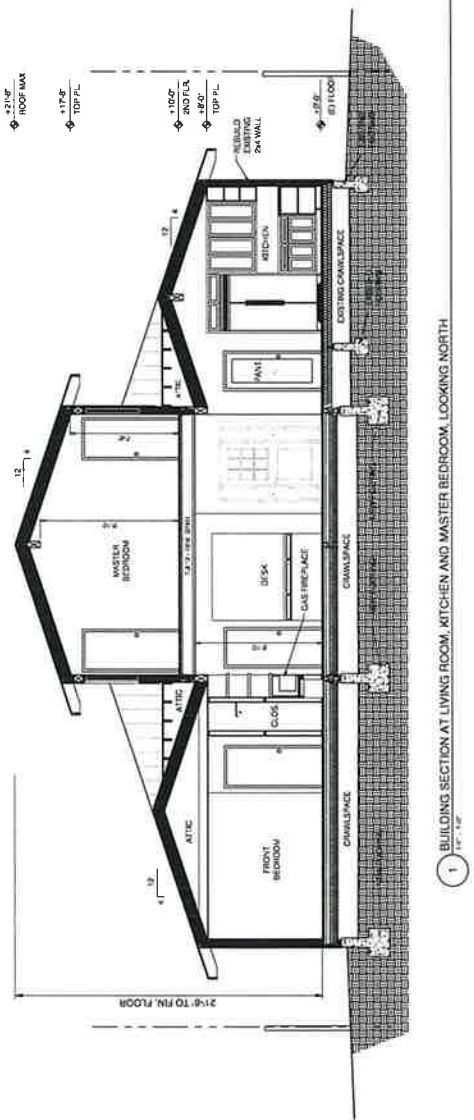
TWADD JOB #

1	5557 CALLE ARENA
2	
3	
4	
5	

BUILDING
SECTIONS

SCALE	AS NOTED
DATE	9.15.21
SHEET FILE	
REF FILES	

A3.3



1 BUILDING SECTION AT LIVING ROOM, KITCHEN AND MASTER BEDROOM, LOOKING NORTH
1/8" = 1'-0"

5557 Calle Arena Addition and Alterations
Color and Materials



Fascia Trim & Eaves
Benjamin Moore 2127-30



Standing Seam Metal Roofing
Pac-Clad "Musket Gray"



Decking
Tru-Organics Bamboo Composite
Color: "Sedona"



Beams and Rafters
Benjamin Moore Semi Trans
Stain "Rustic Taupe 999"

PITCH SINGLE OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Mount vertically for downlight only.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable for wet location when facing down).
- The LED Driver is housed within the junction box for this product
- 5-year Warranty. Go to www.techlighting.com for warranty details.



LAMPING

Black



Black



Bronze



Charcoal



Silver

ORDERING INFORMATION

700WSPIT	SHAPE OR SIZE	FINISH	LAMP
	SINGLES	B BLACK	-LED827 LED 90 CRI 2700K 120V
		Z BRONZE	-LED827-277 LED 90 CRI 2700K 277V
		H CHARCOAL	-LED830 LED 90 CRI 3000K 120V
		I SILVER	-LED830-277 LED 90 CRI 3000K 277V

700WSPIT

JOB NAME

NOTES



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Tech Lighting reserves the right to change specifications for product improvements without notification.

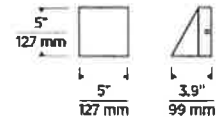
7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

PITCH SINGLE OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	1.2 lbs
HEIGHT	5in
WIDTH	3.9in
LENGTH	5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		823		
WATTS		26.2		
MAX WATTAGE PER BULB		26.2W		
		120V ELV		
		277V ELV		
CCT		3000K		
		2700K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming

** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.



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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com













Attachment A
Exhibit 3:
Recommended Conditions of Approval

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 2024

**PLANNING COMMISSION HEARING
PROJECT 22-2183-CUP/CDP/ARB
5557 CALLE ARENA (APN 003-382-011)
AUGUST 5, 2024**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
MAYER RESIDENCE REMODEL & ADDITIONS**

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 August 5, 2024), and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Conditional Use Permit and Coastal Development Permit to partially demolish an existing 2,233 square-foot one-story 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 first floor would contain 2,115 square feet of living space and a 242 square-foot covered patio. The second floor would contain 475 square feet of enclosed living space. The height would reach a maximum of 23.67-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing.

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

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

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

into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All earth disturbances including scarification and placement of fill within the archaeological site area shall be monitored by a CDD qualified archaeologist and a Native American representative pursuant to City Archaeological Guidelines. **Plan Requirements and Timing:** Prior to Building Permit Issuance, a contract or Letter of Commitment between the applicant and the archaeologist, consisting of a project description and scope of work, shall be prepared. The contract must be executed and submitted to CDD for review and approval prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall confirm monitoring by archaeologist and Native American representative; Grading Inspector shall spot check field work.
7. If human remains are unearthed, State of California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. **Plan Requirements and Timing:** Construction plans shall contain the above measures as specifications prior to issuance of Building Permits. **Monitoring:** CDD staff shall confirm this requirement is printed on the final construction plans.
8. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
9. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

10. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
11. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
12. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.
13. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
14. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition

and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan**

Requirements: This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

15. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
16. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
17. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.
18. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
19. Within two years after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.

20. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
21. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.
22. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
23. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
24. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
25. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
26. The applicant shall pay the statutory school fees in effect at the time of issuance of building permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and a copy of the receipt for fee payment to the school district prior to issuance of building permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.
27. 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.
28. 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.
29. 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.

30. 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

31. Compliance with the attached Departmental and District letters is required as follows:
- a) City of Carpinteria Public Works Department, dated December 28, 2022,
 - b) Carpinteria Valley Water District Intent to Serve letter dated January 5, 2023,
 - c) Carpinteria Valley Water District Conditions letter dated January 5, 2023, and
 - d) Carpinteria-Summerland Fire Protection District, dated January 31, 2023.

Approved by the Planning Commission on August 5, 2024

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

Applicant/Property Owner

Date

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Nick Bobroff, Principal Planner
Community Development Department

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

Date: December 28, 2022

Subject: 5557 Calle Arena, Project No. 22-2183-ARB/CDP

The Public Works Department has reviewed the project submittal dated August 22, 2022, 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. 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.
3. 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.
4. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
5. 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.
6. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
7. 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.

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

January 5, 2023

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

SUBJECT: Request for Intent to Serve Letter re proposed project at 5557 Calle Arena (the "Project")

Dear Applicant,

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

The Project is for a 767 square foot (sq. ft.) first floor addition, a new 495 sq. ft. second story, and an interior remodel on an existing single-family residence for a resultant size of 3,048 sq. ft. on a property with an existing 3/4" water meter.

Permit #: 22-2183-ARB/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 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

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

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

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

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

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

January 5, 2023

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

**SUBJECT: 5557 CALLE ARENA; APN 003-382-011; ACCOUNT NUMBER 05-051281-08;
PROJECT NUMBER 22-2183-ARB/CDP; FIRST FLOOR ADDITION, NEW SECOND
STORY, AND INTERIOR REMODEL;
CONDITION LETTER**

To Whom It May Concern,

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

The subject property is currently served by a 3/4" water meter. Based on the plans dated September 25, 2021, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheets.
- If fire sprinklers are required, fire demand calculations must be supplied to the District prior to building permit issuance to ensure the meter size is adequate. If the water meter must be upsized to meet the fire sprinkler demand, the owner is responsible for all fees and deposits associated with upsizing the water meter.
- If fire sprinklers are required, the owner is responsible for paying all fees and deposits associated with relocating the water service and water meter out of the driveway area in order to accommodate the installation of a reduced-pressure principle backflow assembly (RP) at the water meter per District standard W-115-01, attached. A construction deposit of \$20,000 would be required. If the cost of the removal of the current water service line and meter and the installation of a new service line and meter exceeds the construction deposit, the owner is responsible for the additional amount. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire

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

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

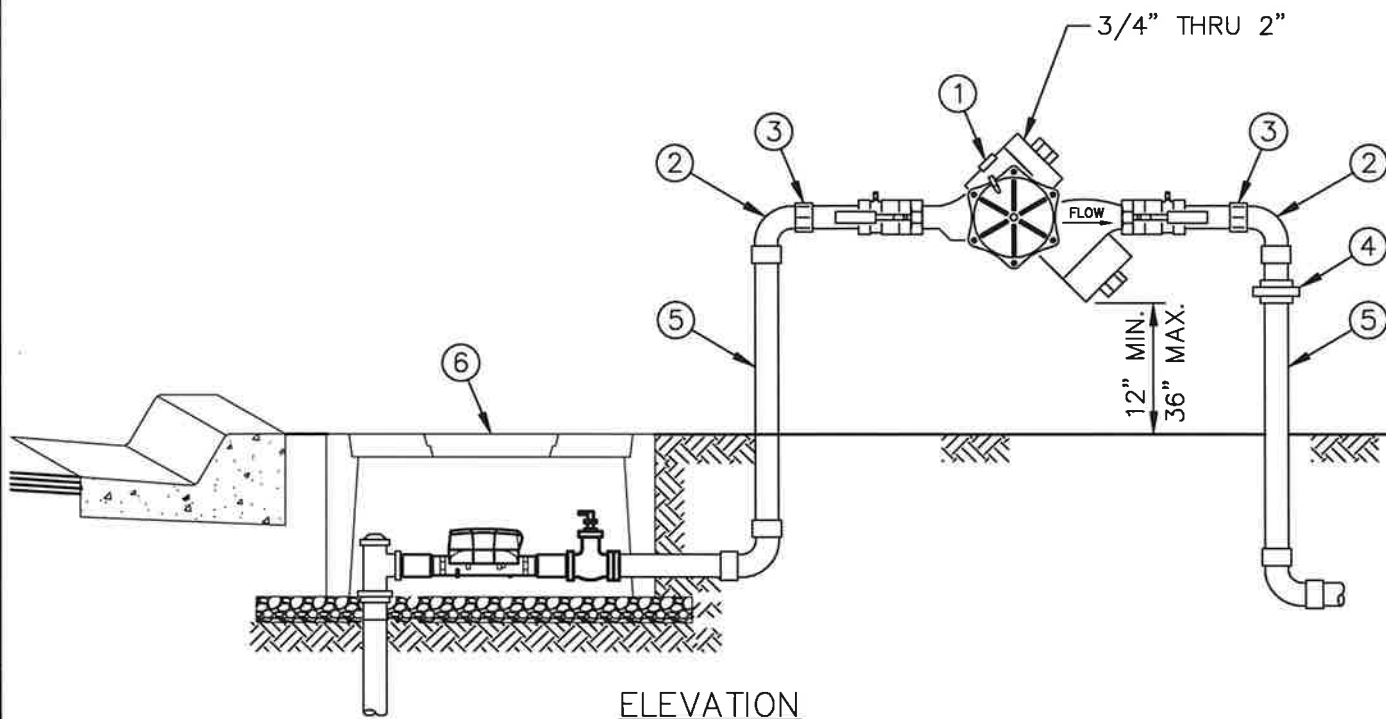
If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District

A handwritten signature in cursive script, appearing to read "Danielle Rose".

Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



ITEM

DESCRIPTION

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

GENERAL NOTES:

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

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

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

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

PLANNING NUMBER: 22-2183- ARB/CDP

DATE: 12-14-22

1. Applicant: Ted Meeder Phone: 805-684-4266
Mailing Address: 1127 Vallecito Rd. Email: ted@tedmeeder.com
City/ State/ Zip Code: Carpinteria, CA 93013
2. Property Owner: Tyler and Jessica Mayer Phone: 805-448-5565
Mailing Address: 5557 Calle Arena Email: tjmayer02@gmail.com
City/ State/ Zip Code: Carpinteria, CA 93013
3. Project Address: 5557 Calle Arena APN: 003-382-011
4. Project Description: Additions of 728 s.f. to an existing 1832 s.f. single family home.
Replace attached 401 s.f. garage with new 382 s.f. attached garage.
5. Existing square footage: (include non-habitable space): 2214
6. Does existing building have a fire sprinkler system? YES ☒ NO ☒
7. Square footage of new construction, remodel, and alterations: 1750 s.f.
(Including non-habitable space)
8. After project completion, will hazardous or flammable materials be on the premises?
YES ☐ NO ☐ If yes, describe fully _____
9. Describe project water source for fire protection (water district, private water co., etc.)
Carpinteria Water District

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

Ted Meeder

Applicant name (print)

Ted Meeder
Applicant signature

Fire District Use Only

Approved with attached conditions ☒

Approved ☐

Date: 01/31/23

Signed: Todd Jenkins

Comments: _____



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

**5557 Calle Arena Carpinteria California 93013 United States,
Existing house remodel and an addition of 728 sf and 382 sf
garage with new 2nd floor., Yes**

Location	34.388969, -119.515050
Status	🟡 Planning Completed
Submittal Date:	December 20, 2022
Address/Location:	5557 Calle Arena Carpinteria California 93013 United States
APN:	003-382-011
Number of stories:	2
Comments:	Existing house remodel and an addition of 728 sf and 382 sf garage with new 2nd floor.
Submittal Type:	Planning
Applicant:	Ted Meeder
Address	1127 Vallecito rd Carpinteria California 93013 United States
Phone Number:	8056844266
Email:	ted@tedmeeder.com
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	January 31, 2023
Permit Number:	22-2183 ARB/CDP
Planner:	Syndi Souter
Submittal Type:	Addition & Remodel
Description:	Existing house remodel and an addition of 728 sf and 382 sf garage with new 2nd floor.
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Date Paid:	January 27, 2023

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Project Conditions

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

Access and Identification

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

Water Requirements

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

Fire Protection Systems

City Jurisdiction: Any existing townhouse or one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration modification remodel and/or addition that exceeds 75% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building. , Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements

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

Fees

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

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

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature:

Signed 1/31/2023, 5:17:09 PM UTC

"Community First"

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

Attachment B
ARB Meeting Minutes from September 14, 2023
and May 16, 2024

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 2024

ACTION MINUTES

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

ROLL CALL

Boardmembers present:

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

Boardmembers absent: Brad Stein, Chair

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

PUBLIC COMMENT:

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

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

PROJECT REVIEW

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

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

Ex Parte Communications Disclosure:

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

Staff Comments:

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

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

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

Public Comment:

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

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

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

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

Boardmember Discussion:

Boardmember O'Connor commented that the power lines in front of the residence are "crazy," and asked if there was a plan for the neighborhood to underground them. He expressed his dislike for the precedent of second story residences in Concha Loma, and for allowing nonconforming setbacks to continue. Boardmember O'Connor wondered about the privacy of the residents, given that the second story windows are quite exposed. He commented that the proposed residence would remain closer to the street than the neighboring proposed two-story residence (Pfaff, Project 23-2209). He qualified his nay vote by noting he was against the project on the principle of nonconforming setbacks, not the

project design specifically, and the continuing precedent of breaching the neighborhood guidelines restricting second stories.

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

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

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

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

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

VOTE: 3-1 (O’Connor opposed)

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

ADJOURNMENT

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

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:

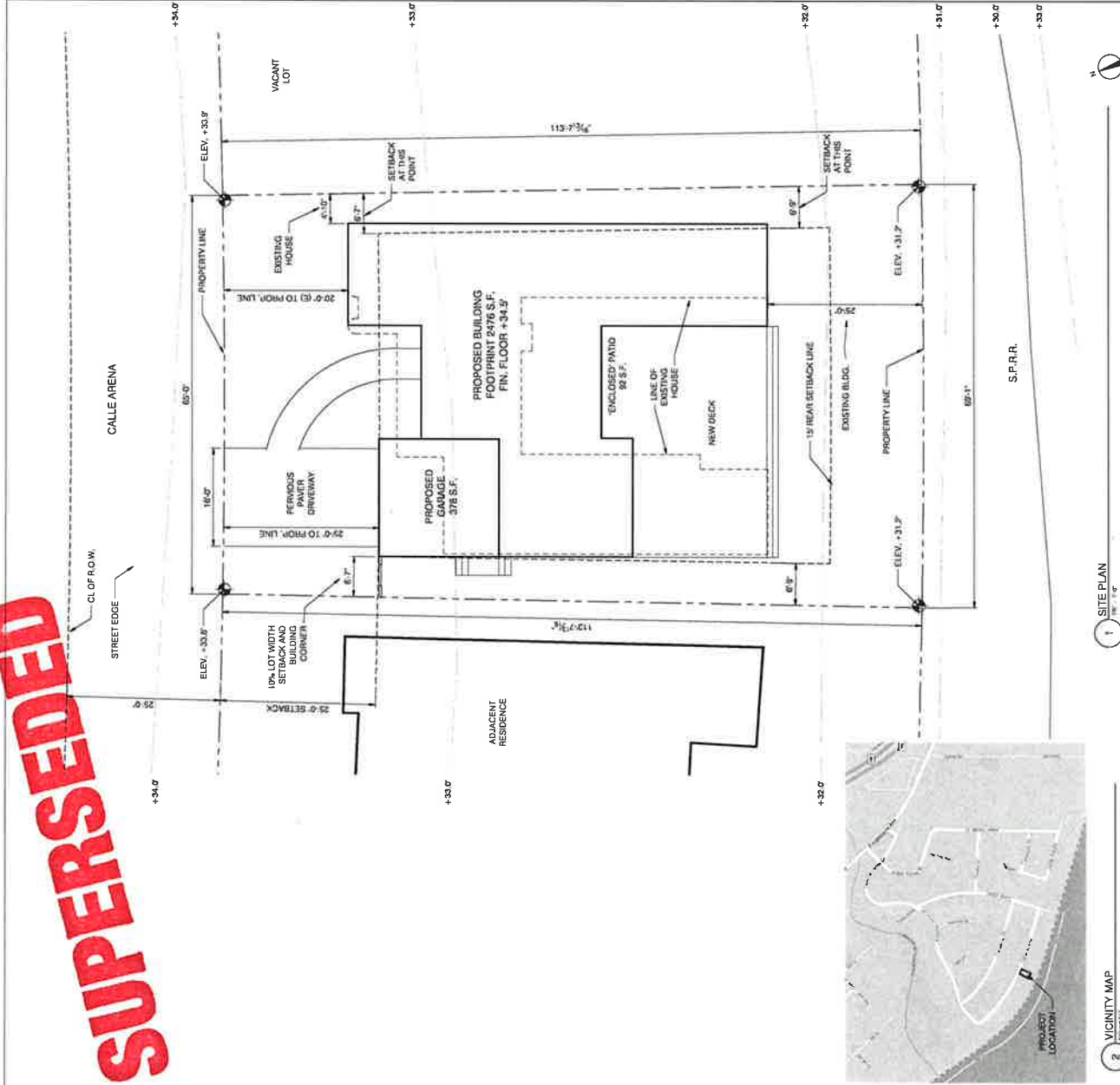
The artist, Benjamin Anderson, informed the ARB of his inspiration when commissioned by the building owners to complete the mural. He noted that it was important that the mural design honor nature and the Chumash history and culture in Carpinteria, especially in the downtown setting. He answered questions 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.

Attachment C
Excerpted Sheets from the Preliminary
Architectural Plans

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 2024

SUPERSEDED



1 SITE PLAN
1" = 10' - 0"

2 VICINITY MAP
1" = 1/4" - 0"



5557 CALLE ARENA ADDITION AND ALTERATIONS

TED MEEDER
ARCHITECTURE
1127 VALLECITO RD.
CARPINTERIA, CA 93013
TED@TEDMEEDER.COM
(805) 441-4566

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF ADDITIONS AND ALTERATIONS TO A SINGLE FAMILY HOME, TO INCLUDE A NEW SECOND STORY WITH A CHANGE IN OVERALL BUILDING HEIGHT FROM 7'6" TO 23'8". THE PROPOSED SECOND STORY WILL BE 17'0" HIGH, INCLUDING A NEW ROOF OF 7'6" TO 23'8". THE PROPOSED SECOND STORY WILL BE 17'0" HIGH, INCLUDING A NEW ROOF OF 7'6" TO 23'8". THE PROPOSED SECOND STORY WILL BE 17'0" HIGH, INCLUDING A NEW ROOF OF 7'6" TO 23'8".

SITE INFORMATION:

OWNER: TYLER AND JESSICA MAYER
ADDRESS: 5557 CALLE ARENA, CARPINTERIA, CA 93013
APN: 895-448-5585
EXISTING LOT AREA: 633-362.011
SLOPE: 2%
HIGH FIRE HAZARD AREA: NO
HILLSIDE/RIDGELINE AREA: NO

PROJECT STATISTICS:

PROP. CONST. TYPE	V.B.	PROP. OCCUPANCY	R.3
EXISTING RESIDENCE	NET	EXISTING ATTACHED GARAGE	1740 S.F.
EXISTING BUILDING TOTAL	2120 S.F.	EXISTING BUILDING TOTAL	2120 S.F.
PROPOSED AREAS	PROPOSED RESIDENCE SECOND FLOOR	1850 S.F.	2084 S.F.
PROPOSED NEW SECOND FLOOR	428 S.F.	PROPOSED ATTACHED GARAGE	341 S.F.
PROPOSED FLOOR AREA TOTAL	2561 S.F.	PROPOSED BUILDING FOOTPRINT	2561 S.F.
PROPOSED 'ENCLOSED' REAR PATIO FOR F.A.R.	2568 S.F. = 33.75%	PROPOSED CAMP CITY LOT COVERAGE	3043 S.F. = 38.95%
EXISTING PARKING	1 COVERED SPACE	PROPOSED PARKING	2 COVERED SPACES
PROPOSED GRADING	NONE OUTSIDE OF BUILDING FOOTPRINT	PROPOSED NEW LANDSCAPING	2460 S.F.

DRAWING LIST: PLANNING APPROVAL

- A1.0 SITE PLAN AND PROJECT INFO
- A1.1 STORMWATER CONTROL PLAN AND DETAILS
- A1.2 LANDSCAPE PLANNING PLAN
- A2.0 EXISTING FLOOR PLAN AND DEMOLITION
- A2.1 PROPOSED GROUND FLOOR PLAN
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2.3 PROPOSED UPPER ROOF PLAN
- A3.1 EXISTING AND PROPOSED ELEVATIONS
- A3.2 EXISTING AND PROPOSED ELEVATIONS
- A3.3 BUILDING SECTIONS
- A3.4 BUILDING SECTIONS

PROJECT INFO SITE PLAN VICINITY MAP

SCALE: AS NOTED
DATE: 8/25/21
SHEET FILE: -
REF FILES: -

A1.0

TED MEEDER
ARCHITECTURE
1127 VALLECITO RD.
CARPINTERIA, CA 93013
TELEPHONE: 805.484.4265
WWW.TEDMEEDER.COM
(805) 884-4265



NOT: THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF TED MEEDER ARCHITECTURE.

5557 CALLE ARENA
ADDITION AND
ALTERATIONS

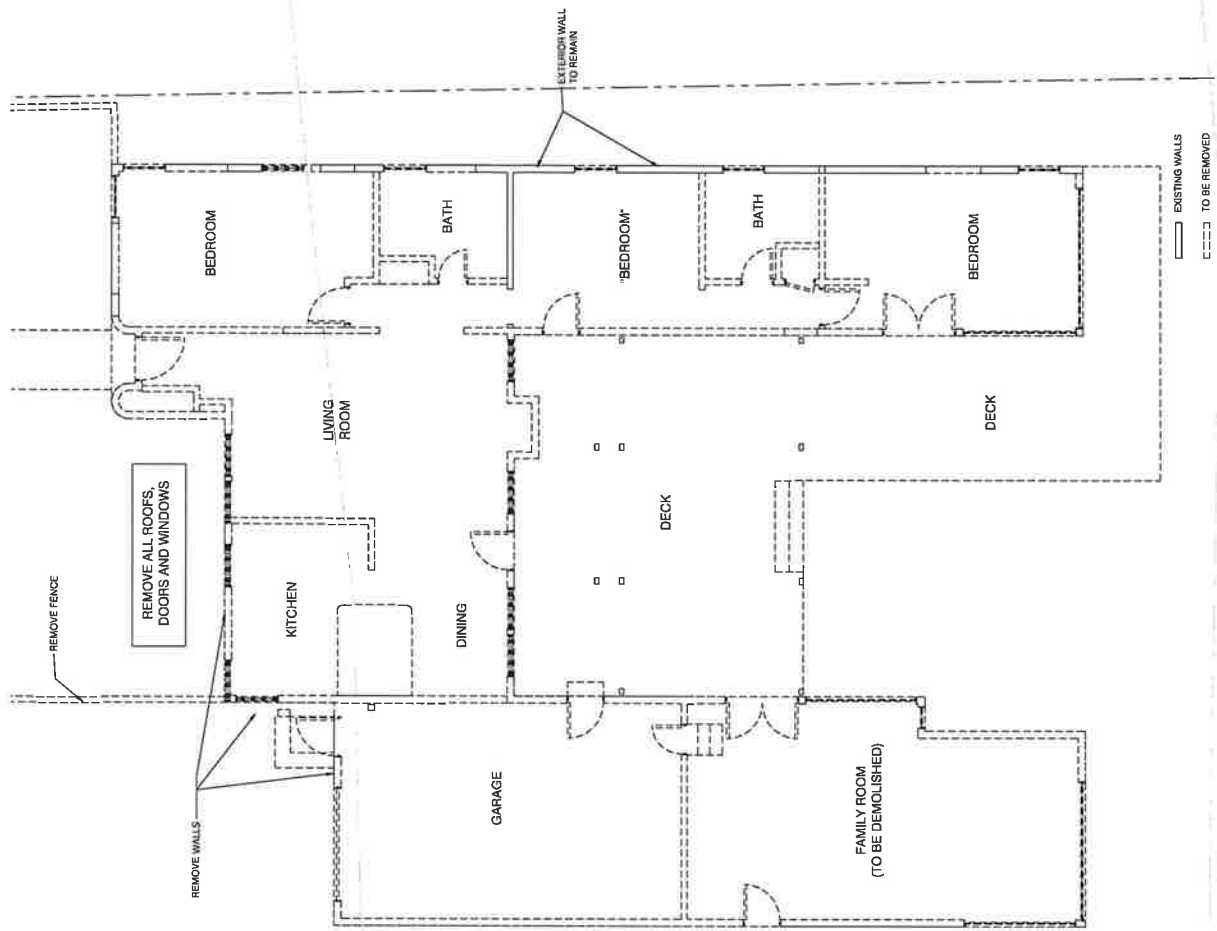
TIMING JOB #

DATE	FILE

EXISTING
FLOOR PLAN
DEMOLITION PLAN

SCALE:	AS NOTED
DATE:	8/28/17
SHEET FILE:	
REF FILE:	

A2.0



EXISTING WALLS
TO BE REMOVED

1 EXISTING FLOOR PLAN WITH DEMOLITION SHOWN DASHED

SUPERSEDED

TED MEEDER
ARCHITECTURE

1127 VALLECITO RD.
CARPINTERIA, CA 93013
TEL: 805.485.1127
WWW.TEDMEEDER.COM
805.485.1127



NOTE: PLAN IS VALID ONLY IF NOTED. THIS
PROJECT IS A CONCEPTUAL DESIGN. THE
CLIENT HAS NOT OBTAINED ANY NECESSARY
PERMITS, APPROVALS, OR RECORDS FOR THIS
PROJECT. THE CLIENT IS RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
RECORDS FOR THIS PROJECT.

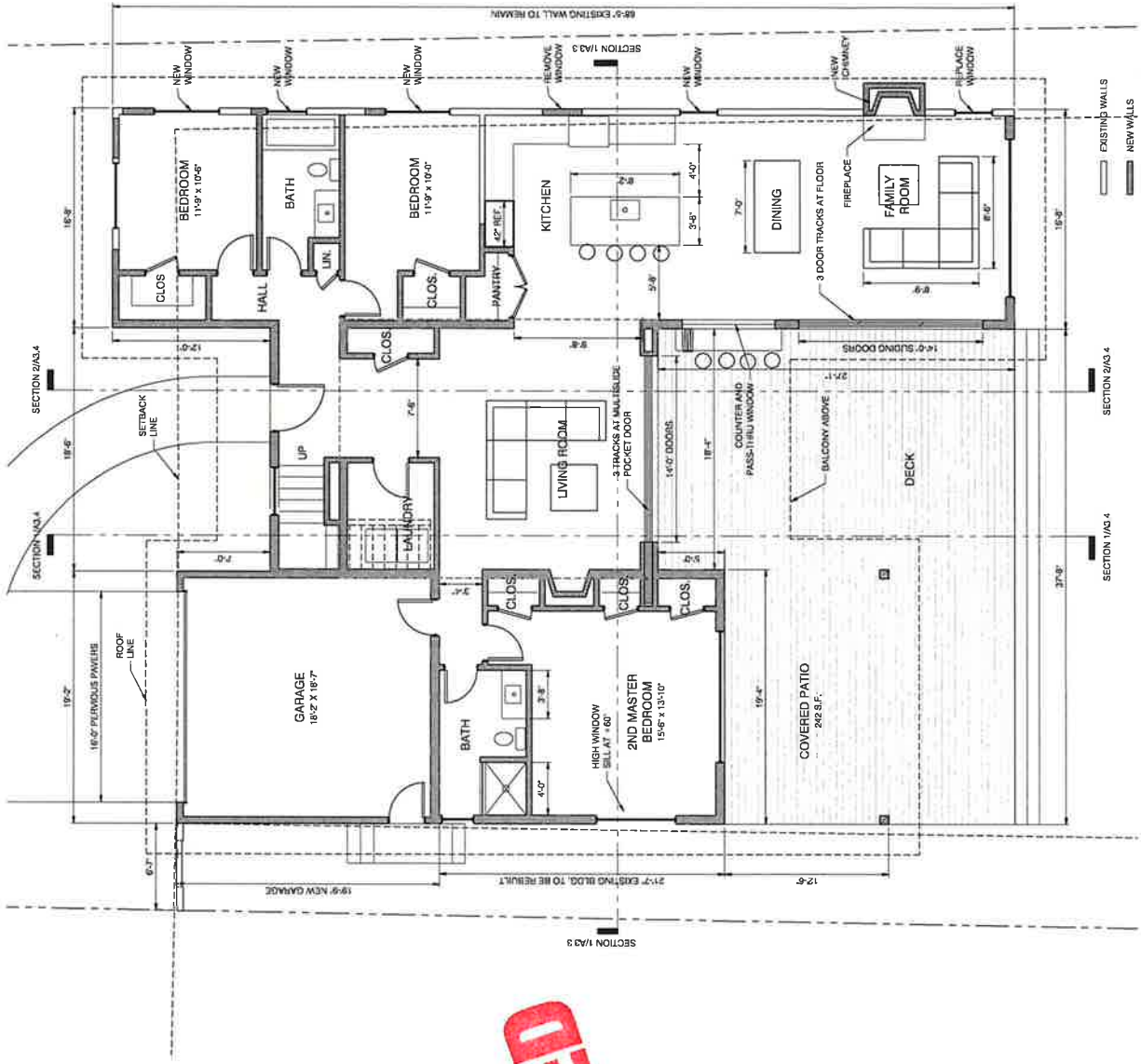
5557 CALLE ARENA
ADDITION AND
ALTERATIONS

THUMB JOB #	
ISSUED	FOR

PROPOSED
FLOOR PLAN

SCALE	AS NOTED
DATE	9/26/21
SHEET FILE	
REF. FILE	

A2.1



SUPERSEDED

TED MEEDER ARCHITECTURE
 1127 VALLECITO RD.
 CARPINTERIA, CA 93013
 TEL: 805.481.1127 FAX: 805.481.1128
 WWW.TEDMEEDER.COM
 (805) 884-4586



NOTE: SHOWN AS HOUSE ONLY. NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

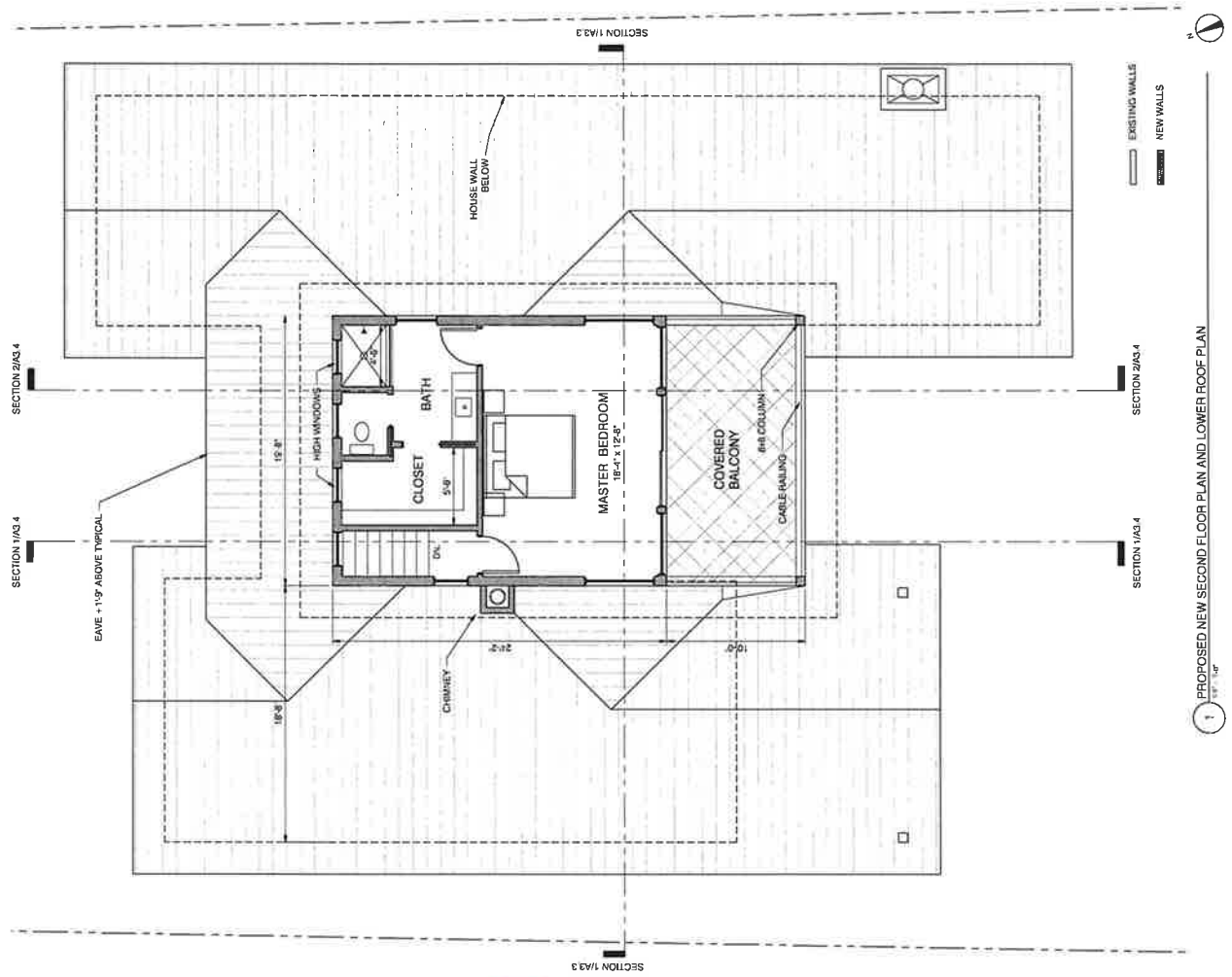
**5557 CALLE ARENA
 ADDITION AND
 ALTERATIONS**

ISSUED:	FOR

**PROPOSED
 SECOND FLOOR PLAN**

SCALE:	AS NOTED
DATE:	8/26/21
SHEET FILE:	
REF FILE:	

A2.2



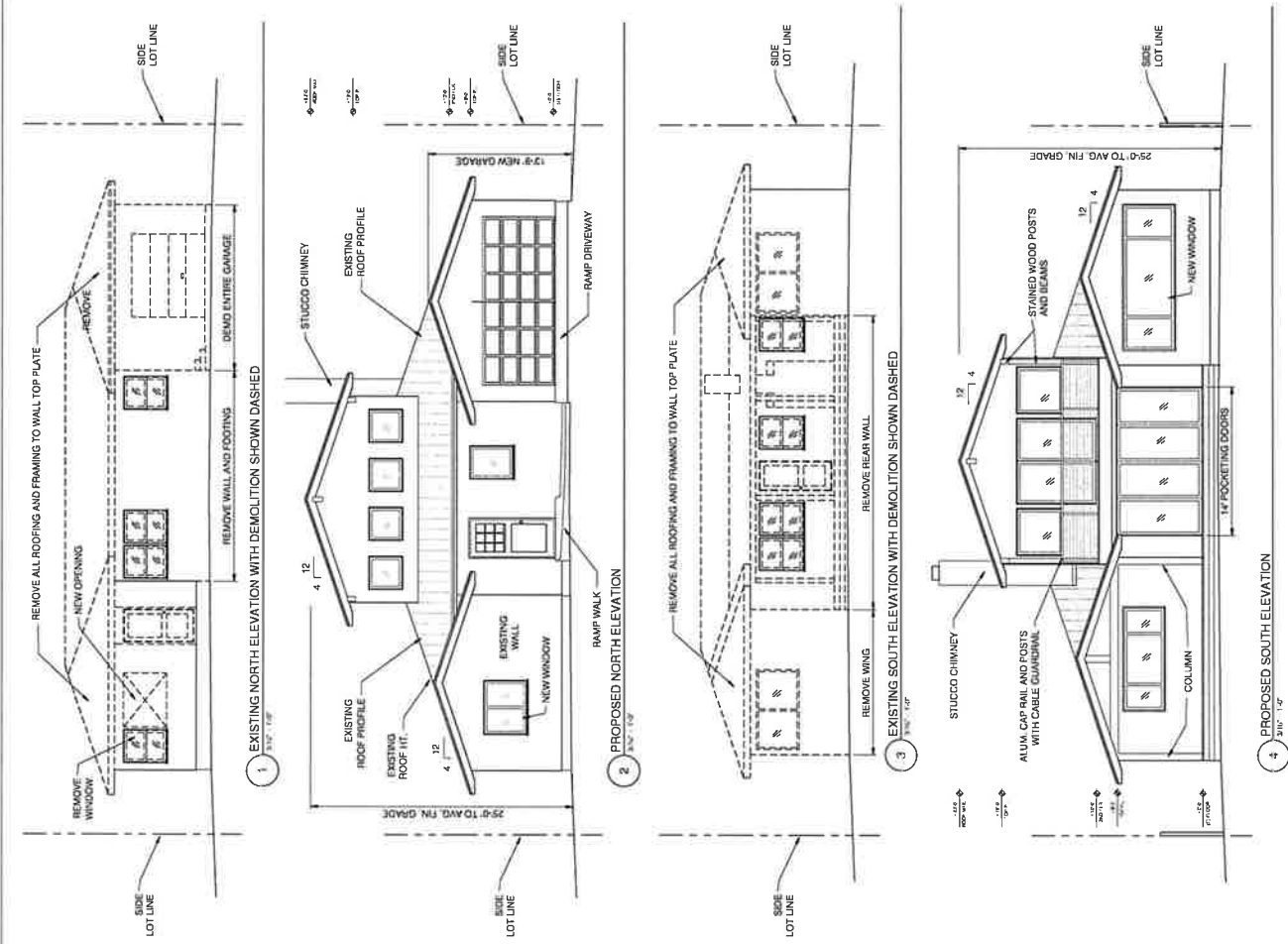
SUPERSEDED

TED MEEDER
ARCHITECTURE
1127 VALLECITO RD.
CARPINTERIA, CA 92013
TEL: 805.484.4266
WWW.TEDMEEDER.COM
805.484.4266



NOT TO SCALE
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5557 CALLE ARENA
ADDITION AND
ALTERATIONS



SUPERSEDED

REVISION	DATE	BY
1		
2		
3		
4		

EXISTING AND
PROPOSED
ELEVATIONS

SCALE	A3 NOTED
DATE	8-29-21
SHEET FILE	
REF FILES	

A3.1



NOTE: STAMP IS VALID ONLY IF WEI SIGNED THE
DRAWING AND PROJECT HAS BEEN REVIEWED BY
A DESIGN PROFESSIONAL. ANY OTHER USE OF THIS
APPROVAL, WITHOUT THE DESIGN PROFESSIONAL'S
APPROVAL, CONSTITUTES VIOLATION OF THE ARCHITECTURE
ACT.

5557 CALLE ARENA
ADDITION AND
ALTERATIONS

PROJECT: 2018 #

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

DATE: 11-29-21

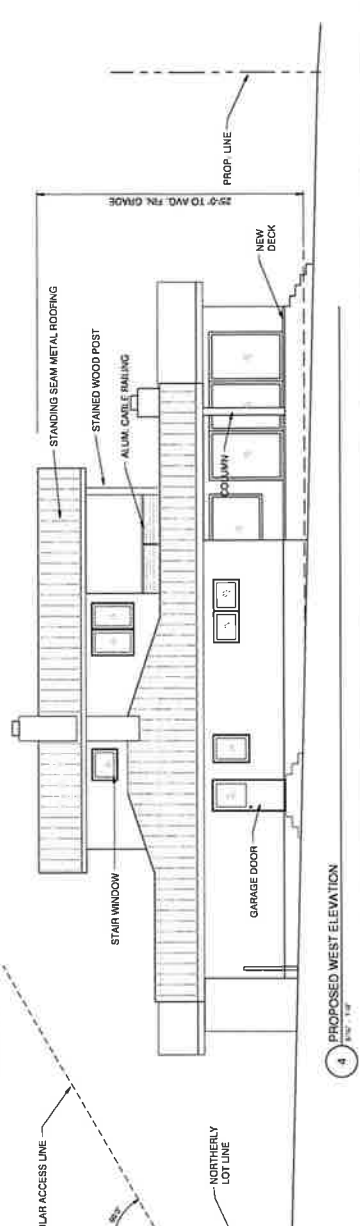
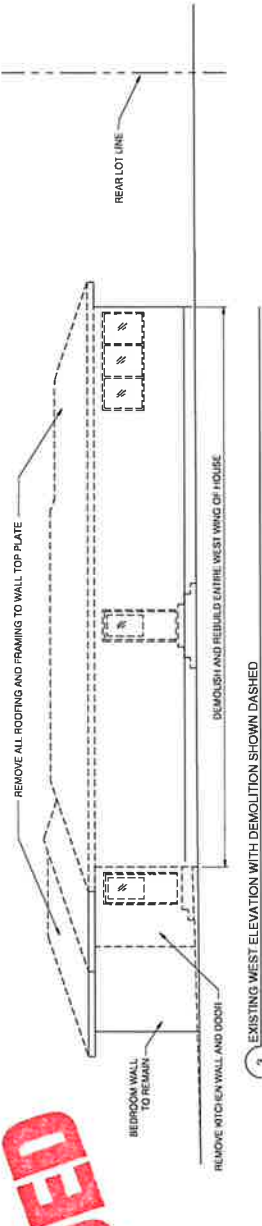
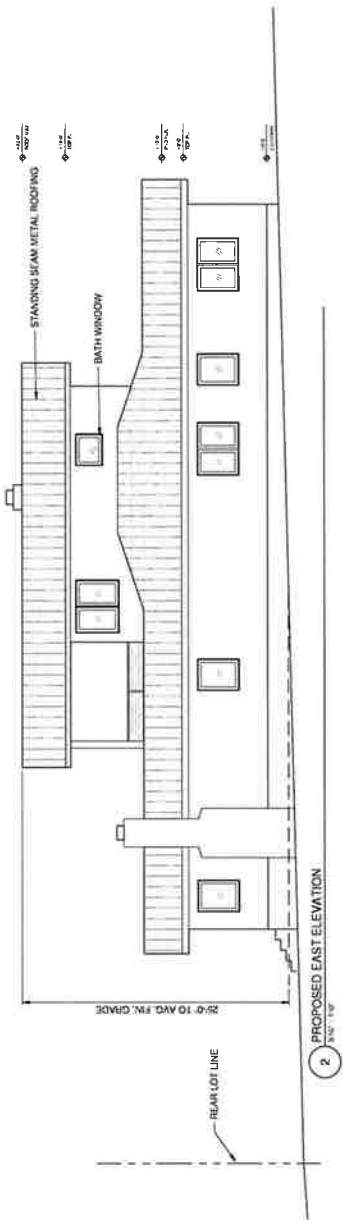
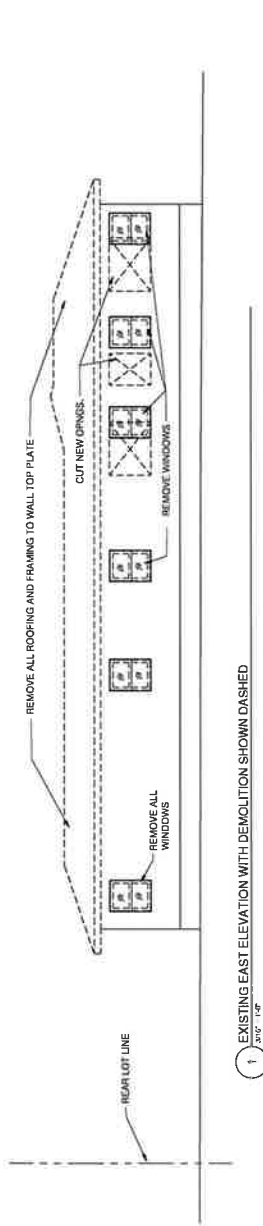
SHEET FILE: 1

REF FILE: 1

EXISTING AND
PROPOSED
ELEVATIONS

SCALE: AS NOTED
DATE: 11-29-21
SHEET FILE: 1
REF FILE: 1

A3.2



SUPERSEDED

TED MEEDER
ARCHITECTURE

1127 VALLECITO RD.
CARPINTERIA, CA 93013
TED@TEDMEEDER.COM
(805) 884-4286



NOTE: STAMP IS VALID ONLY IF WET SIGNED THIS DOCUMENT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION PROJECT WITHOUT APPROVAL. COMPLAINT 2020-720 MEEGUS ASSOCIATES

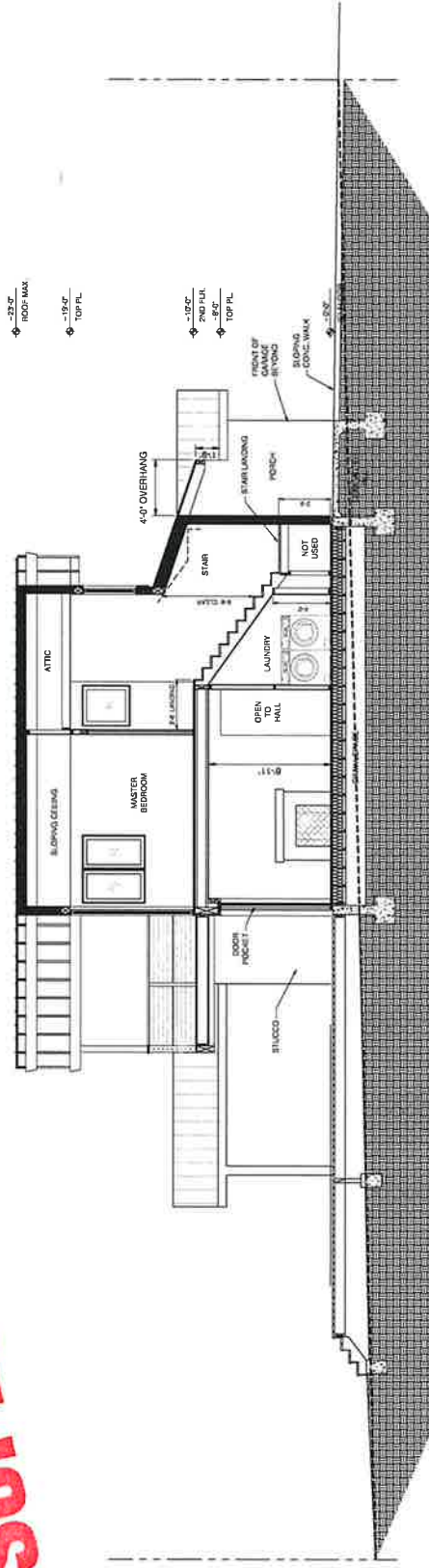
5557 CALLE ARENA
ADDITION AND
ALTERATIONS

1993-1994

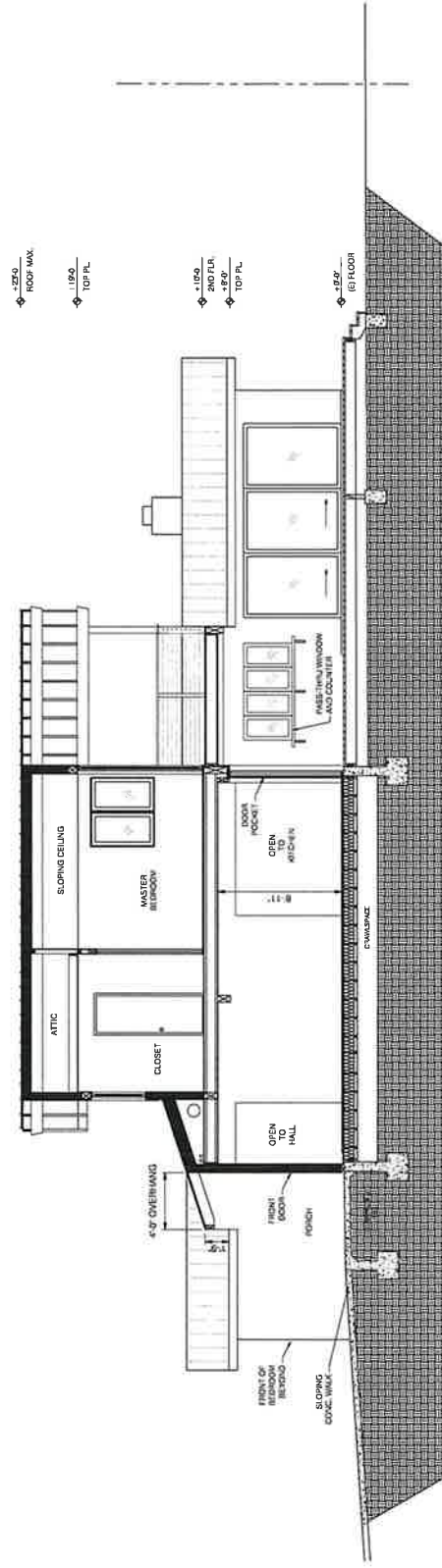
[illegible]BUILDING
SECTIONS

SCALE	AS NOTED
DATE	8-26-21
SHEET FILE	
FILES	

A3.4



1 BUILDING SECTION AT LIVING ROOM AND MASTER BEDROOM LOOKING WEST



3 BUILDING SECTION AT LIVING ROOM AND MASTER BEDROOM LOOKING EAST

Attachment D
Story Pole Photographs

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 2024

Looking south at the project





Looking SE at the project

Pfaff project
(not a part)



Looking SW at the project

Pfaff
Project
(not a part)

Looking north at the project from the rear



Attachment E
CEQA Notice of Exemption

Mayer Residence Remodel & Additions
22-2183-CUP/CDP/ARB

August 5, 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: Mayer Residence Remodel & Additions

Project Applicant: Ted Meeder, Architect

Project Location - Specific:

5557 Calle Arena, Carpinteria, CA 93013 (APN 003-382-011)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow the partial demolition of an existing legal-nonconforming 2,233 square-foot one-story single-family residence and construction of a new 3,041 square-foot two-story single-family residence.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Tyler and Jessica Mayer, property owners

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

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

Reasons why project is exempt:

The project includes only additions, structural alterations, and a remodel to an existing residence wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency

Contact Person: Syndi Souter, Senior Planner

Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

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

Signature: _____ Date: _____ Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

August 2024

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

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Jul 29	30	31	Aug 1	2
			8:30am 10:00am DTBAB Meeting (Council Chambers)	
			2:00pm 4:00pm CJPIA - Homelessness response after grants passed Webinar	
5	6	7	8	9
8:00am 10:00am Senior Services Committee		1:30pm 2:30pm City of Carpinteria Training- Stormwater Technical	9:00am 10:30am Via Real Stormwater Project	
5:30pm 9:00pm Planning Commission Meeting - TELEvised		1:30pm 2:30pm PW-STORMWATER TRAINING - ryan benson	12:00pm 1:00pm PW Dept Staff Meeting (Corporation Yard-	
		5:00pm 7:00pm Fire District Board Meeting	1:00pm 4:00pm TVSB Training	
			5:30pm 7:30pm HOST (Council	
12	13	14	15	16
2:00pm 3:00pm Crossing Guard Orientation (Council Chambers) - Teresa Ilasin	5:30pm 7:30pm School District Board Regular Mtg (TV)	5:30pm 8:30pm Water Distrct Board Mtg - Televised (Council Chamber)	2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	
3:00pm 8:00pm City Council Meeting - Televised			5:30pm 7:30pm ARB	
19	20	21	22	23
5:30pm 7:00pm General Plan Update Committee Meeting 5:30 Start Time		3:00pm 4:30pm COSMAB (Council Chamber)	2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	
		5:30pm 8:00pm Water District Board Special Meeting		
26	27	28	29	30
3:00pm 8:00pm City Council Meeting - Televised	5:30pm 7:30pm School District Board Meeting Televised (Council Chamber)	3:00pm 5:00pm Harbor Seal Advisory Board (Council Chamber)	2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	
		5:30pm 8:30pm Water District Board Meeting - Televised CANCELLED	5:30pm 7:30pm ARB	

City of Carpinteria
Planning Activity Summary

July 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 7/31/2024

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
24-2307-FENCE/ARB	Holly Minear & Hans Almgren	1455	Camellia Circle	New 3.75'-8' tall fence & gates	Submitted 7/26/2024. Under review.	Syndi	1	Yes
24-2306-DP/CDP/ARB	Jeffrey Becker, Seaside Apartment Investors, LLC	141-155	Holly Avenue	New landscaping & exterior paint colors for 4 apartment buildings (Driftwood Apts.)	Submitted 7/24/2024. Under review.	Syndi	1	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review.	Brian	1	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review.	Marysol	1	
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation	Submitted 7/15/24. Under review	Brian	1	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review.	Brian	1	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24.	Brian	2	
24-2298-TUP	Reality Church	5315	Foothill Road	TUP for Reality Church at Grils, Inc.	Submitted 6/13/24. Under review, Director decision pending additional information.	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	
23-2234-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. Resubmitted 6/10/24. Incomplete 7/10/24.	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. Resubmitted 6/10/24. Incomplete 7/10/24.	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
24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. Schedule for ARB 8/15/2024	Marysol	3	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, scheduled for ARB 8/15/24.	Brian	3	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. Tentatively scheduled for Prelim ARB on 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	
23-2207-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	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. ARB Matters by Staff 7/11/24.	Brian	4	

24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director decision pending.	Brian	4	
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. Resubmittal 7/8/2024. Director approval 7/10/2024.	Syndi	4	
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. Coastal Commission appeal period ended 7/9/2024.	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. Coastal Commission appeal period ended 7/9/2024.	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. Director approved 7/23/24, waiting for Bldg. permit submittal.	Brian	4	
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 5/28/24, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal.	Brian	4	Yes
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	
23-2217-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	
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. Cont'd prelim review at ARB on 7/11/2024. Awaiting Director review.	Syndi	4	

22-2185-CDP	City of Carpinteria		Poplar Street & 5800 block Via Real	Via Real Stormwater Project	Submitted 9/16/22. Incomplete 10/7/22. Complete 12/1/22. Director Approved 3/03/23.	Brian	4	
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	
23-2248-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. GPUC Meetings ongoing.	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	
23-2251-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. PC approved, waiting for Bldg. permit submittal.	Brian	6	Yes
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
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	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. Tentatively scheduled 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	
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. CC approved first reading 7/8/24. Prepare Coastal Commission LCPA submittal.	Nick/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/Mindy	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. Final ARB 02/29/2024. Pending Building Permit submittal.	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	

24-2283-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. Building issued 7/24/24.	Brian	12	
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. BP#14301 submitted 5/7/2024.	Syndi	12	
24-2273-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	
23-2262-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. BP#14364 submitted 6/27/2024. In plan check.	Syndi	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
23-2249-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
23-2241-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	
23-2237-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. Final ARB on 7/11/2024.	Syndi	12	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check, 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 permit issued. Grading permit under review. Need final ARB	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	

23-2265-SIGN	Key 2 Fitness	4138	Carpinteria Ave	Wall Sign	Submitted 11/30/23. In plan check. BP issued 3/18/24.	Brian	13	
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	13	
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. Building Permit ready to issue 7/30/2024.	Marysol	13	
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. Building Permit issued 7/25/2024.	Marysol	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	
24-2284-CDP/ADU	Carolyn Friedman	5291	Cambridge Lane	New 400sf detached ADU	Submitted 2/28/2024. Director approved 3/28/2024. BP#14267 issued 7/17/2024. Under construction.	Syndi	14	
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 issued 5/1/2024. Under construction.	Syndi	14	
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
23-2255-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	
22-2169-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	
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	
21-2126-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 10/7/2019. 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	
23-2260-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. Certificate of Occupancy Issued 7/25/2024.	Marysol	15	
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. CofO issued 7/25/2024.	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	
22-2170-SIGN	City of Carpinteria	5781	Carpinteria Avenue	New ground sign for the skate park	Submitted 7//2022. Director approval 8/2/2022.	Marysol	15	
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	15	
21-2134-SIGN	Carpinteria Business Park	4185, -88, -93	Carpinteria Avenue	Update existing signage of 4 tenants to meet the new sign program	Submitted 11/16/2021. Resubmittal under review for approval and building permit. Resubmittal pending. Resubmitted. Approved 4/19/2022. Building permit in plan check. Incomplete. Building Permit issued 6/23/2022. Extension request. Planning signed off. Pending Building & Safety sign off.	Marysol	15	

21-2127-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. Final inspections 7/25/2024.	Syndi	15	
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. Review & Comments lettr sent 7/22/2024.	Syndi	X	

Last updated

7/30/2024 13:13

BUILDING PERMIT REPORT

07/01/2024 - 07/31/2024



Permit #	Permit Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Application Submittal Date	Code Compliance Violation	Fire Permit Required
14395	7/29/2024	004-027-065	1377 Tomol Drive	GONZALEZ MANUEL J/BELINDA	Remove/replace a 100 amp with a new 200 amp overhead service 120/200 in same location.	3,000	Issued	7/29/2024		
14394	7/23/2024	001-070-067	5666 Carpinteria Ave	CARPINTERIA STORAGE, LLC	ALAMO STORAGE: Remove (e) Tiles and set aside. Remove roofing down to sheathing. Apply two (2) layers of 40# Underlayment, reinstall set aside tiles. ICC Report #412. 2 squares total.	1,255	Issued	7/23/2024		
14393	7/23/2024	001-070-067	5666 Carpinteria Ave	CARPINTERIA STORAGE, LLC	ALAMO STORAGE: Remove (e) Tiles and set aside. Remove roofing down to sheathing. Apply two (2) layers of 40# Underlayment, reinstall set aside tiles. ICC Report #412. 10 squares total.	6,308	Issued	7/23/2024		
14392	7/23/2024	003-101-017	4410 Via Real	7-ELEVEN, INC	Cut out (e) Cast Iron drain line and replace with new ABS pipe. Same location. Subject to Field Inspector verification and approval.	6,000	Issued	7/23/2024		
14385	7/19/2024	003-142-007	1360 Vallecito Road	BARTLETT PROPERTY TRUST 2/2/21	Reroof: tear off existing composition on house and garage, install Landmark 30 yr. composition color like-for-like (24 squares).	24,086	Issued	7/19/2024		
14384	7/19/2024	003-353-011	436 Arbol Verde Street	MATSON, WILLIAM & ANN JOINT REVOCABLE TRUST 9/4/07	Reroof: tear off existing composition, install Certainteed Landmark 30 yr. comp. like-for-like (30 squares).	27,747	Issued	7/19/2024		

14381	7/11/2024	003-780-001	4407 Catlin Circle	VILLA PINOS OWNERS ASSN	Remove simulated shakes, install plywood (1/2") and composition shingles in "heather blend". 31 squares. Minor material and color changed approved by the Planning Department. This permit is part of a multi-phase reroof project for all of Villa Pinos over a 2-3 year period. All roofs would be updated to Composition shingles in CertainTeed Landmark Solaris "Heather Blend".	37,851	Issued	7/16/2024		
14377	7/11/2024	003-780-001	4429 Catlin Circle	VILLA PINOS OWNERS ASSN	Remove simulated shakes, install plywood (1/2") and composition shingles in "heather blend". 40 squares. Minor material and color changed approved by the Planning Department. This permit is part of a multi-phase reroof project for all of Villa Pinos over a 2-3 year period. All roofs would be updated to Composition shingles in CertainTeed Landmark Solaris "Heather Blend".	48,840	Issued	7/11/2024		
14374	7/10/2024	004-013-016	4200 Via Real	Tumm Hospitality	Install 3" reduced pressure backflow preventer at meter.	3,500	Issued	7/8/2024		
14373	7/10/2024	001-070-039	5550 Carpinteria Avenue	Jhmm Hospitality LLC	Install 4" reduced pressure backflow preventer at meter.	3,500	Issued	7/8/2024		
14372	7/8/2024	004-005-007	1532 Linden Avenue	ARCHDIOCESE LA ED/WELF CORP	Traffic barriers and other temporary utilities connections.	1,000	Issued	7/8/2024		
14368	7/9/2024	001-190-057	1015 Cindy Lane	MARX, ERNEST L & BARBARA R 1982 TRUST 2/12/82	Install 60 mil PVC membrane roof. 200 squares.	145,000	Issued	7/5/2024		
14362	7/18/2024	001-400-050	5458 Granada Way	LOPEZ, JAIME	Installation of 5.670 KE, 14 panels, 1 Inverter, and a backup gateway	32,000	Issued	6/27/2024		

14345	7/3/2024	001-253-003	1260 La Brea Lane	LUBY-BELAND RESIDENCE TRUST 5/6/02	Replace (e) FAU with new in the closet of the (e) SFD. Install new AC unit in rear yard 10' from side property line, approximately 28' from rear property line, and 33' from closest structure. DBA max at unit 74 DBA and at closest structure 43.63 DBA.	33,895	Pending Pickup	6/6/2024		
14298	7/8/2024	001-430-012	6410 Via Real	LINKEDIN CORPORATION	The project consists of re-roofing the existing 14,739 gross SF roof, adding (7) new downspouts, and providing new roof access. The swing of one door will also be reversed but the door opening is unchanged	500,000	Issued	5/6/2024		
14292	7/18/2024	001-292-004	5378 Dariesa Street	HARDY, ALEC S	New 536 SF, 1-bedroom ADU attached to the North wall of the (e) garage. With access along the Eastside of the lot. Main house windows and replacement with two (2) new sliding doors at Living and Dining to the North wall of the (e) Garage.	300,000	Issued	5/1/2024		
14276	7/15/2024	004-007-055	5291 Cambridge Lane	FRIEDMAN, CAROLYN M	New 400sf detached one-bedroom ADU (City Prototype Plan #1-Coastal Cottage).	210,000	Issued	4/17/2024		Yes
14252	7/25/2024	003-381-022	5556 Calle Arena	STOUT, RICHARD N & LORIE R LIVING TRUST 5/22/06	Build 300 square foot accessory building to function as artist studio. [Project 23-2247-CDP]	90,000	Issued	3/8/2024		
14170	7/23/2024	003-542-015	1314 Sterling Ave	COOPER-SMITH FAMILY TRUST 5/21/19	Reinstate expired permit for: Replace broken sewer piping below the slab for back to back bathrooms, kitchen, laundry room. Concrete will need to be cut, a trench dug, pipe installed, inspected, wall and floor surfaces to be patched as needed.	7,000	Issued	11/7/2023		

Total Records: 19

7/30/2024