



Planning Commission Meeting Agenda

Tuesday, September 3, 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 Meeting

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings>) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 886 2938 3844) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by [CLICKING HERE](#). Alternatively, you can join the Zoom webinar by logging on to zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 886 2938 3844.

Public Comments:

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commissioners by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, (PLEASE NOTE NEW PUBLIC COMMENT

EMAIL ADDRESS) or (2) the **eComment** link on the City's agenda website (<https://carpinteriaca.gov/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

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

Please note that the City will make every effort to make the meeting accessible; however, if one of the above attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

THE PLANNING COMMISSION RESERVES THE RIGHT TO CHANGE THE ORDER IN WHICH ITEMS ARE HEARD. APPLICANTS NOT IN ATTENDANCE WHEN THEIR ITEM IS CALLED MAY HAVE THEIR ITEM CONTINUED TO THE NEXT REGULAR MEETING.

Any information presented to the Planning Commission by the public on any agenda item and during Public Comment using electronic materials must be arranged with staff. Electronic materials must be provided to staff a minimum of two business days prior to the meeting.

Any written, printed or electronic material and/or exhibit presented at this meeting becomes the property of the City, and a copy must be provided to City staff.

Planning Commissioners

Glenn La Fevers, Chair

David Allen, Vice-Chair

Jane L. Benefield

John Moyer

Katherine Salant

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS

PUBLIC COMMENT

This time on the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Commission and not listed on other sections of the agenda. Please limit comments to no more than five minutes.

Depending on the number of speakers wishing to make comments, the Chair may further limit the time available to each speaker to control the amount of time spent on this part of the agenda. If you wish to speak on a CONSENT CALENDAR item, please do so during this part of the meeting.

Please be advised that California law does not allow the Planning Commission to discuss or take action on any issue presented by the public during this portion of the meeting. The Commission may ask a question for clarification, provide a brief response to public comment, refer the matter to staff for review and a later report or direct staff to place an item on a future agenda.

The City is not responsible for the content of statements made during the public comment period or the factual accuracy of any such statements.

CONSENT CALENDAR

- 1) Minutes of the regular Planning Commission meeting held July 1, 2024
- 2) Minutes of the regular Planning Commission meeting held August 5, 2024

NEW PUBLIC HEARING

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

Review Procedure:

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

3) Ebeling-Van Der Kar Lot Split

Project: 23-2264-TPM/VAR/CDP

Address: 435 Concha Loma Drive

Applicant: Kaitlyn Earnest, SEPPS, for Carolyn Ebeling and Suan Van Der Kar

Planner: Brian Banks

Hearing on the request of Kaitlyn Earnest, SEPPS, to consider Project 23-2264-TPM/VAR/CDP (application filed November 30, 2023) for a Tentative Parcel Map (TPM 25,204) to subdivide the existing 19,912 square foot lot into two parcels of 11,236 square feet and 8,689 square feet in size, respectively, in the 6-R-1 Zone District and a Variance from the setback requirements, covered parking, and parking location requirements under the provisions of Carpinteria Municipal Code (CMC) §14.12 – Single-Family Residential District, §14.70 – Variances, and Chapter 16 – Subdivisions; and to approve an Exemption pursuant to §15303, §15315, and §15061 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-370-011, addressed as 435 Concha Loma Drive.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 4) Architectural Review Board Meeting Minutes of May 30, 2024 and July 11, 2024
- 5) City calendar for the month of September, 2024
- 6) Planning Activity Report as of August 29, 2024
- 7) Building Permit Report as of August 29, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY OCTOBER 7, 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 29, 2024 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:35 p.m. by Chair La Fevers. Commissioners Present: Glenn La Fevers, Chair David Allen, Vice-Chair (by teleconference) Jane L. Benefield John Moyer Katherine Salant Others Present: Nick Bobroff, Community Development Director Brian Banks, Principal Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT Patrick O'Connor, speaking as a citizen, said during the second ARB review of the Lagunitas project, it became evident conversations had taken place with the developer prior to the reviews. He said the chairman of both boards should be a part of strategic discussions, and he questioned whether ex-parte disclosures should apply to conversations with staff. He asked for more transparency and involvement.	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held June 3, 2024 MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Benefield, the Planning Commission voted 4-0-1 by a roll call vote to approve the minutes of the regular Planning Commission meeting held June 3, 2024 with edits. Moyer voted yes, Benefield voted yes, La Fevers voted yes, Allen voted yes, and Salant abstained. The following edits were made: Commissioner Allen requested changes to comments attributed to him on Page 4, paragraph 1, 3 rd sentence. He asked that it state the following: "He said there should be the ability to refer to objective standards to lower base density where conditions make it infeasible or environmentally inappropriate to develop all of the parcel."	CONSENT CALENDAR

Allen also asked that the last sentence in the same paragraph use the word “reactive” rather than “reactionary” and read as follows: “He noted we have always been reactive in political matters.” Commissioner Benefield asked to remove the following sentence on page 4: “She said she is befuddled.”	
NEW PUBLIC HEARING 2) Runnfeldt Automobile Storage Project Planner: Brian Banks Project # 23-2251-CUP/CDP Address: 1025 Cindy Lane Applicant: Ray Ames, Foothill Design Group Hearing on the request of Ray Ames, Foothill Design Group, to consider Project 23-2251-CUP/CDP (application filed September 8, 2023) for a Conditional Use Permit and Coastal Development Permit to allow personal storage of up to nineteen collectable automobiles within an existing approximately 7,550 square foot tenant space in a multitenant industrial/research commercial building; and to accept a categorical exemption pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 001-190-056, addressed as 1025 Cindy Lane. DISCLOSURE OF EX-PARTE COMMUNICATIONS - None Principal Planner Brian Banks presented the staff report and action options. Commissioner Salant asked if there are ventilation requirements for the vehicles. Principal Planner Brian Banks explained there are mechanical ventilation systems in place for a storage facility that are not specific to vehicle use. He said based on the opinion of staff and the fire marshal that it did not seem new requirements were necessary. He noted vehicles will be stored and not serviced or moved around at that location. Regarding concerns about servicing or fueling cars onsite, Community Development Director Nick Bobroff clarified there is a recommended condition that would prohibit such activities and close the loop on workarounds. With respect to whether there should be additional security requirements, Banks explained none were suggested or proposed, and Bobroff said the	NEW PUBLIC HEARING

city is not in a position to require them. PUBLIC HEARING OPENED Ray Ames, agent for the applicant, described the operation as simple and straightforward. He explained there will be an employee who will oversee the vehicles and rotate operating them, with maintenance and fueling taking place offsite. PUBLIC HEARING CLOSED The commissioners expressed unanimous support for the project. Commissioner Moyer said he could make the findings and would be willing to approve it. Commissioner Benefield expressed support with a warning that we should avoid using up our m-zone on frivolous things. Commissioner Salant agreed with Benefield and said this shows that in uncertain times we must be creative. Commissioner Allen said he was willing to support a motion to approve, noting the project doesn't impose detrimental effects on the city. Chair La Fevers said it is an appropriate use for the area and expressed support. He called for a motion. MOTION Commissioner Benefield moved to approve the Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow storage of 19 collectable automobiles in the location indicated, with the conditions in the staff report. Commissioner Moyer seconded the motion. Motion passed unanimously by the following roll call vote: Salant voted yes, Benefield voted yes, Moyer voted yes, Allen voted yes, and La Fevers voted yes.	
OTHER BUSINESS Community Development Director Nick Bobroff reminded all that a joint City Council, Planning Commission and Architectural Review Board training meeting is being scheduled for late July.	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield noted there is a 6-month review for the dog park pilot program coming up. Community Development Director Nick Bobroff said the review will take place in November.	MATTERS PRESENTED

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Acting Chair Benefield. Commissioners Present: Glenn La Fevers, Chair (arrived at 5:54 p.m.) David Allen, Vice-Chair (via teleconference) Jane L. Benefield John Moyer Katherine Salant Others Present: Nick Bobroff, Community Development Director Syndi Souter, Senior Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Acting Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff introduced new City Manager Michael Ramirez. Mr. Ramirez proceeded to speak about his 100-day plan for the city and his leadership philosophies. He asked the commissioners to share information on their backgrounds so that he could better understand their viewpoints.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING 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	NEW PUBLIC HEARING

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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – None

Senior Planner Syndi Souter presented the staff report and presented action options. She provided additional details in response to commissioners' questions.

Note: Chair La Fevers began acting as chair at 6:05 p.m.

Commissioner Allen asked why the structure was 2-feet taller than nearby recent two-story homes. Souter explained the house sits on a raised foundation which puts the finished floor about two feet above grade, which is an existing condition.

Commissioner Salant expressed concern about setting a precedent for roof height creep and said if other options were considered that it could be lowered. She pointed out that a lighter roof color would be better for energy conservation purposes. She asked what kind of fireplace is in the living room and brought to attention the chimney implies a wood-burning one.

Senior Planner Syndi Souter explained the roof height is 1.5 foot taller than that of the proposed house next door. ARB felt it was acceptable because the second story is nestled over the center of the house. About the roof, she agreed darker colors get warmer and said the architect could answer why the color was chosen. Regarding the fireplace, she said all new ones are required to be electric or gas, and she would let the architect explain.

Community Development Director Nick Bobroff assured Salant that energy conservation would be examined during the building permit plan check, with the type of fireplace captured in the process.

PUBLIC HEARING OPENED

Architect Ted Meeder described the applicant as a long-term Carpenterian whose family outgrew its house in an ideal location. He addressed Salant's concerns, including the possibility of lowering the height, using a lighter roof color to save energy, and the type of fireplace. The following are highlights: He said they are working with a floor level that is already elevated, and to achieve a lower height the whole house would have to be demolished. They initially came in at the height level of 25 feet, but after ARB discussions they found a way to reduce it by 1.4 feet and can barely

fit doors in at this height. A one-story solution was impossible for a family of six. Regarding changing the roof color, he said they can consider her comments; however, colors appear lighter than samples present, and nobody wants a white roof. He believes the project will be one of the most energy efficient houses in Carpinteria regardless of the roof color. He said they feel this project is a model for how to put a second story on a house in a sensitive area, with the second story only 18 feet wide. Regarding the possibility of reducing the ceiling height, he explained lowering it would have been oppressive due to its length, and it took many discussions with the ARB to arrive at the current height. As for the fireplace, he explained a small number of wood-burning fireplaces remain on an EPA-approved list and are still allowed but, if not, it'll be stopped during plan check.

Susan Mailheau, who lives on Calle Arena, said they don't want a second story in this neighborhood. She expressed that the house is not consistent with the small beach town character. She spoke about how when she moved here from Seattle, they were conscious of downsizing, while new neighbors don't seem to care. She said she doesn't care for the steeple effect, and there's another house just like this without it. She said the project does not fit into the neighborhood because it's too big.

Sue Skendarian, 5583 Calle Arena, said a precedent had been set with the Hawkins house, which is very large for the street. She spoke about an informal understanding that was lost after the Hawkins house, where split-levels were on the ocean side, two-stories were allowed on the other side, and the idea was to share the views. She said the house would fit in better if the ceiling was dropped.

Lorie Stout, via e-mail, said the plans show the house's height to be taller than existing homes in the neighborhood.

Meeder then fielded questions about the roof height. In response to a question from Commissioner Benefield about the amount of time spent researching a flat roof, architect Ted Meeder answered zero. He agreed the height could have been lowered 2.5 feet if a flat roof had been used but said his clients were not interested in the modern look.

Commissioner Salant suggested the living room area could be stepped down, and Meeder responded that his client has a parent who is disabled, and the front entryway and garage have no steps. Salant insisted every avenue regarding roof height was not explored. Meeder said they pulled out 1.5 feet from the height in response to ARB suggestions, and they don't feel the house is towering due to the distance of the setback of the second floor from the street.

PUBLIC HEARING CLOSED

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

Commissioner Allen said the issue is two-story homes in what was historically a single-story neighborhood. He said the house got out of the barn years ago and the question now is where to draw the line. He explained this design doesn't present the problems other two-story homes in the neighborhood have, it wouldn't look right if lowered, and its second story does not meaningfully impede public views. The applicant is faced with a design problem in that they can't destroy the whole foundation to reduce the whole height. He added that the wedding cake design minimizes the massing and bulk from the street and from behind. He advised thinking about enhancing design guidelines to minimize the creep of two-story structures, similar to the stringline standards developed for the Beach Neighborhood, with the use of means and averages for height and setbacks. He said he finds it hard to draw the line with this structure, and he expressed support for the project.

Commissioner Benefield agreed with Allen and said she doesn't think it blocks the ocean view. She said it's not what the community is used to, but the hindrance is that there's already a house there, and the grade is already set. She thinks the project is fine, and the CUP should be approved because it meets the findings.

Commissioner Moyer expressed support. He said if the roof was flat, this room would be full of people complaining, as they did with another project with a flat roof on Eighth Street. He said we are looking at revitalizing a valuable home, one in need of an upgrade. He noted the importance of upgrading, with water saved and all appliances energy efficient. He said he doesn't think the roof is obtrusive or obstructs a lot of view. Setbacks aren't an issue here, and ARB did an adequate job to get the applicant to do as much as they could legally and economically. He listed the various inconsistencies in the findings.

Commissioner Salant said she can support everything in the project but expressed concern about the overall height and precedent it sets. She said every avenue to lower the height had not been explored; therefore, she is voting no.

Chair La Fevers said they had embraced the concept of stepping back with the reduced massing of the second story. He noted we often focus on peak height. We struggle with bulk, scale, and massing, and in this case it's nicely done. He said Allen's comments are well stated about how it affects mass and views in the neighborhood. He described the project as very

attractive and said it fits in with the neighborhood. He described the non-conforming setbacks as minimal and legacies of the original construction. He entertained a motion. MOTION Commissioner Moyer moved and Commissioner Benefield seconded to adopt Resolution No. PC-24-005 thereby approving Project 22-2183-CUP/CDP/ARB to allow the partial demolition of an existing non-conforming 2,233 square-foot single-family one-story residence and construction of a new 3,041 square-foot single-family two-story residence at 5557 Calle Arena and to accept a Categorical Exemption pursuant to §15301, §15302 and §15332 of the California Environmental Quality Act (CEQA). Motion passed 4-1 by the following roll call vote: Moyer voted yes, Benefield voted yes, Salant voted no, Allen voted yes, and La Fevers voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Salant asked for a status update on the Housing Element and what is needed to get in compliance. Community Development Director Nick Bobroff said the Housing Element has not yet been certified because we haven't completed the necessary rezones to meet our RHNA numbers. The RHNA is 901 units, and we are about 250 units short on available capacity and will need to rezone additional land to accommodate it. He said they are studying sites and developing several options. They are looking at 10-12 sites that vary in size, and some are easier to rezone than others. He explained periodic updates are being provided to the City Council, and the state is aware of our efforts.	MATTERS PRESENTED
DIRECTOR'S REPORT 2) Architectural Review Board Meeting Minutes of May 16, 2024 3) City calendar for the month of July 2024 4) Planning Activity Report as of June 27, 2024 5) Building Permit Report as of June 27, 2024 Community Development Director Nick Bobroff reviewed the materials. He announced that the 700 Linden project is nearly done, with the ground floor almost entirely leased.	DIRECTOR'S REPORT

PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 3, 2024

ITEM FOR CONSIDERATION

Ebeling/Van Der Kar Lot Split **23-2264-TPM/VAR/CDP**

Review of a request for a Tentative Parcel Map, Variance and Coastal Development Permit to allow the subdivision of a 19,911.92 (gross/net) square foot parcel into two parcels of 11,222.88 square feet and 8,689.04 square feet in the 6-R-1 Single Family Residential Zone District. The Variance would allow deviations from the building setback, covered parking, and parking location requirements.

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


Signature

Reviewed by: Nick Bobroff, Director
Community Development Department


Signature

Owner: Carolyn Ebeling / Susan Van Der Kar

Applicant: Laurel Perez / Kaitlyn Earnest,
SEPPS

Project Location: 435 Concha Loma Drive

APN: 003-370-011

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

General Plan Designation: Low Density
Residential (LDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-006, thereby approving Project 23-2264-TPM/VAR/CDP to allow the subdivision of a 19,911.92 (gross/net) square foot parcel into two parcels of 11,222.88 square feet and 8,689.04 square feet in the 6-R-1 Single Family Residential Zone District, and a Variance from the setback, covered parking, and parking location requirements.

II. PROPOSED PROJECT DESCRIPTION

Tentative Parcel Map: The proposed Tentative Parcel Map (TPM No. 25,204) would subdivide one existing 19,911.92 (gross/net) square foot parcel (0.46-acres gross/net) into two separate parcels as follows:

Proposed Parcel One: 11,222.88 square feet / 0.258-acres

Proposed Parcel Two: 8,689.04 square feet / 0.199-acres

Both proposed parcels are currently developed. Proposed Parcel One is presently developed with a 768 square foot guesthouse, two detached 200 square foot carports, and a detached 720 square foot workshop building. The existing guesthouse would be converted to a single-family residence as part of the project. Proposed Parcel Two is presently developed with a 1,240 square foot single family dwelling with an attached 200 square foot carport, and a 65 square foot gazebo. Proposed Parcel Two also includes an unpermitted 60 square foot shed built within the required side setback which is proposed to be removed as a part of the project. Both parcels are presently served by separate water meters, gas meters, and sewer connections. No structural development is proposed on either resulting parcel.

Parcel One Variance: Variances from the 6-R-1 zone district lot setback and parking requirements are requested for the following conditions for Proposed Parcel One:

Variance Request	Requirement/Standard:	Proposal:
Setback	Flag Lot; 10-foot min. setback	Front Carport: 2 ft. Rear Carport (storage): 6.3 ft. Workshop: 4.3 feet
Parking	Two parking spaces within a garage located outside of front / side setback; each independently accessible	One space within carport; One uncovered space partially within 10-foot setback; Tanden arrangement with one car in carport and one uncovered space in front

Parcel Two Variance: Variances from the 6-R-1 zone district parking requirements are requested for the following conditions for Proposed Parcel Two:

Variance Request	Requirement/Standard:	Proposal:
Parking	Two parking spaces within a garage located outside of front / side setback; each independently accessible	One space within carport; Tanden arrangement with one car in carport and one uncovered space in rear

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

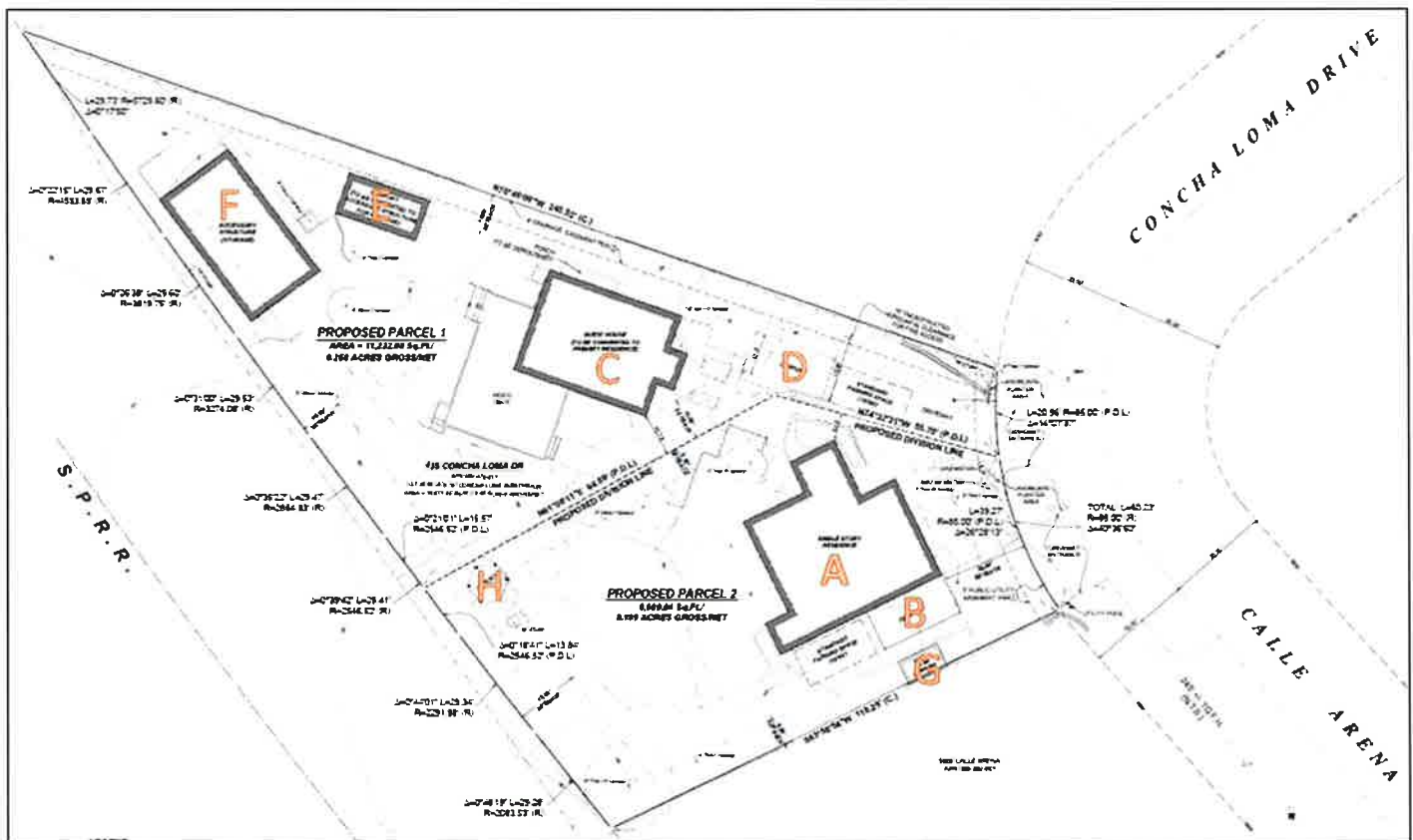
Tentative Parcel Map No. 25,204 is attached as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics

The project site is located at the southwest corner of the Concha Loma Drive and Calle Arena intersection, and addressed as 435 Concha Loma Drive. The site is bordered by a vacant parcel to the north, a single-family residential property to the south, and the Southern Pacific Rail Road corridor to the west, with the Carpinteria State Beach campground beyond. The subject 19,911.92 (gross/net) square foot parcel is presently developed with a 1,240 square foot main residence (labeled “A” on Figure 1. below) with an attached 200 square foot carport (“B”), a 768 square foot guesthouse (“C”), two detached 200 square foot carports (“D” and “E”), a detached 720 square foot accessory building (“F”), a 60 square foot shed (“G”), and a 65 square foot gazebo (see Figure 1 below).

Figure 1. Existing Parcel Condition



The project site is located within the Concha Loma Neighborhood (Community Design Subarea 5). The Concha Loma Neighborhood is developed primarily with single-family residences, with a small number of commercial uses located along Carpinteria Avenue at the Neighborhood's northern boundary and sole entrance. The neighborhood streets vary from traditional tree-lined streets to narrow roads with unpaved edges and no sidewalks, as is the case with the subject property's frontage.

The site is zoned Single Family Residential ("6-R-1") and has a General Plan/Coastal Plan land use designation of Low Density Residential ("LDR"). The site is located within the Coastal Appeal ("CA") Overlay.

Project History

The history of the development of the various structures on the property is somewhat complicated. A timeline is provided below:

A permit was approved in August 1975 to develop the then vacant lot with the primary residence and attached carport (building permit #890). In March 1979, an application to construct a 768 square foot guesthouse was reviewed by the Planning Commission because approval of a guesthouse was a "gray area" and staff at that time requested the Planning Commission to determine that such a use would be consistent with the zoning ordinance. Approval was granted by the Planning Commission with a condition that a deed restriction be recorded specifying that the guesthouse "...will not be utilized as a rental or permanent dwelling unit." (CDP #203-31), and a subsequent Building Permit was issued for its construction in April 1979 (building permit #1686).

In May 1984, an application was submitted for construction of the workshop accessory structure, two detached carports, and an extension of the northern driveway to extend along the northern property line to access the rear carport. As part of the application, a request was submitted to allow the driveway to be constructed at a width of nine feet rather than the required 10-foot width as specified in the zoning ordinance. The request was reviewed by the Planning Commission in May 1984 and at the hearing, planning staff advised the Planning Commission that the zoning ordinance only allowed one driveway per single family lot. Per the minutes of the May 7, 1984 Planning Commission Hearing, the Commission ultimately granted approval of the 9-foot-wide driveway because of the "unusual configuration/shape of the lot" and specified that the "driveway along the northwesterly property line is recognized by the Commission to be the legal driveway." Subsequent to the City's approval of the driveway, but apparently prior to its construction, the City Engineer sent a letter to the property owner in April 1985 requesting that the owner not construct the driveway due to a drainage issue across the subject property and the adjacent lot to the north. Thus, based on the available records, it appears that the rear carport was constructed with a valid permit, but a driveway to access the carport was never constructed.

Architectural Review Board (ARB)

Other than the required demolition of the unpermitted storage shed on Proposed Parcel Two, there would be no visible alterations to any structure on the project site. The proposed alteration of the existing rear carport on Proposed Parcel One to change its permitted use to storage would not require any exterior changes as the structure is already enclosed by walls on each side of the structure. Similarly, any building code required alterations to convert the use of the existing guesthouse on

Proposed Parcel One to a single-family residence would be limited to minor interior alterations. As such, review by the Architectural Review Board (“ARB”) was not required as part of this application. Any future development which would alter the exterior of any structure, or any proposed new development on either parcel, may require review by the ARB.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures], Section 15315 [Minor Land Divisions], and Section 15061(b)(3) [“Common Sense Exemption”] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Class 3 Categorical Exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure (emphasis added). The proposed conversion of the existing guesthouse to a single-family residence on Proposed Parcel One, and the conversion of the rear carport to a storage structure on Proposed Parcel One, both meet the criteria for this Categorical Exemption.

Class 15 Categorical Exemptions consist of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the general plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a previous land division within the previous two years, and the parcel does not have an average slope greater than 20 percent. While the proposed project includes a request for a Variance, the proposed parcels would meet the required minimum lot size, minimum lot width, and related zoning, general plan and subdivision standards such that a Variance is not required for creation of the proposed lots. Rather, the requested Variance is to allow existing development on Parcel One to encroach into the setbacks that would result from the division.

Section 15061(b)(3) of the CEQA Guidelines, also referred to as the “Common Sense Exemption”, states that the activity is “*covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*” The project involves subdividing an existing residentially-developed property located in an urbanized neighborhood into two parcels. The project would require only minor interior alterations to the existing guesthouse to convert its use to a single-family residence, and demolition of a small unpermitted storage shed. The resulting project would provide two residential parking spaces for each parcel and would not require new utility services. The project would not result in any growth-inducing impacts, nor would it impact any cultural or biological resources. Therefore, it can be shown that the project has no possibility of resulting in a significant effect on the environment.

As the project is consistent with these standards, it is appropriate to find the project exempt from CEQA. For more detail, see the attached Notice of Exemption included as Attachment B.

V. ANALYSIS

The proposed project involves the land division of a developed residential parcel. As such, staff has reviewed the project with respect to its compliance with the development standards of Titles 14 (Zoning) and 16 (Subdivisions) of the Carpinteria Municipal Code (“CMC”), the State Subdivision Map Act, and with the policies and objectives of the City’s General Plan/Coastal Land Use Plan.

Title 14, Zoning Code

Single Family Residential (6-R-1) District, CMC §14.12

The subject property is zoned Single Family Residential (6-R-1) (CMC §14.12). Permissible uses in this zone district include one detached single-family dwelling per legal lot and residential accessory structures. The following tables list the two proposed parcels’ respective conformance with the applicable R-1 zone district Municipal Code requirements.

Table 1. Proposed Parcel One; 11,222.88 square feet / 0.258-acres

Standard	Requirement/Allowance	Proposal
Lot Area	6,000 square feet min.*	11,222.88 square feet
Lot Width	65 feet min.	67.3 feet (avg width)
Setbacks (Flag Lot)		
East (Concha Loma Dr.)	10 feet min. from property line	40 feet
South	10 feet min. from property line	2 feet (to front carport); 10.3 feet to guesthouse **
North	10 feet min. from property line	6.3 feet (to rear carport) ***
West (Railroad)	10 feet min. from property line	4.3 feet (to workshop) ****
Height	30 feet max.	Guesthouse - Approx. 20 feet Carports - Approx. 14 feet Workshop - Approx. 14 feet
Building Coverage	35% max. (3,982 square feet)	17% (1,750 square feet)
Parking	2 spaces provided in a garage	1 space in a carport, 1 space uncovered in tandem configuration*****

* See additional discussion within the Title 16 Subdivision Ordinance Discussion below.

** The front carport encroaches approximately 8 feet into the required 10-foot flag lot setback. A Variance is required to allow for a deviation from the minimum required flag lot setback resulting from the proposed lot split arrangement.

*** The rear carport encroaches approximately 3.7 feet into the required 10-foot flag lot interior setback. A Variance is required to allow for a deviation from the minimum required flag lot interior setback resulting from the proposed lot split arrangement.

**** The workshop structure encroaches approximately 5.7 feet into the required 10-foot flag lot interior setback. A Variance is required to allow for a deviation from the minimum required flag lot interior setback resulting from the proposed lot split arrangement.

***** The proposed parking configuration to allow one space within the existing carport and one uncovered space in a tandem configuration requires approval of a Variance.

Table 2. Proposed Parcel Two; 8,689.04 square feet / 0.199-acres

Standard	Requirement/Allowance	Proposal
Lot Area	6,000 square feet min.	8,689.04 square feet*
Lot Width	65 feet min.	65.4 feet (avg width)
Setbacks		
Front (Concha Loma Dr.)	50 feet min. from centerline of street or 20 feet min. from property line, whichever is greater	45 feet from centerline of street/20 feet from property line**
Side (North)	6 feet-6 inches (10% of the average lot width)	6 feet-6 inches
Side (South)	6 feet-6 inches (10% of the average lot width)	Carport: 10 feet Residence: 19 feet-6 inches
Rear (Railroad)	15 feet min.	56 feet
Height	30 feet max.	Approx. 14 feet
Building Coverage	35% max. (2,654 square feet)	34.55% (2,280 square feet, pending removal of unpermitted storage shed)
Parking	2 spaces provided in a garage	1 space in a carport, 1 space uncovered in tandem configuration***

* See additional discussion within the Title 16 Subdivision Ordinance Discussion below.

** Approximately five feet of the existing residence and attached carport encroach into the required front setback. These structures are not proposed to be modified as part of the project and are considered to be a legal conforming condition.

*** The proposed parking configuration to allow one space within the existing carport and one uncovered space in a tandem configuration requires approval of a Variance as discussed below.

Variance Requests

As described in the above project description and Zoning conformance tables, the proposed lot split includes a request for a Variance from the flag lot setback requirements resulting from the property line arrangement for Proposed Parcel One, and for deviations from the covered parking and parking location requirements for both resulting parcels. A summary of the requested Variances for each proposed parcel is summarized below:

Proposed Parcel One Variance requests

- 1) To allow the existing front carport which encroaches approximately 8 feet into the required 10-foot flag lot setback that would result from the lot split to remain;
- 2) To allow the rear carport which encroaches approximately 3.7 feet into the required 10-foot flag lot interior setback to remain;
- 3) To allow the workshop structure which encroaches approximately 5.7 feet into the required 10-foot flag lot interior setback to remain;
- 4) To allow the proposed parking configuration of one space within the existing carport and one uncovered space in a tandem configuration in front of the carport, which requires approval of a Variance to deviate from the required parking standards.

Proposed Parcel Two Variance requests

- 1) To allow the proposed parking configuration of one space within the existing carport and one uncovered space in a tandem configuration in front of the carport, which requires approval of a Variance to deviate from the required parking standards.

Pursuant to CMC §14.70.020, a Variance may be applied for where, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict compliance with the requirements of the Zoning Code would deprive such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. Variances may be used to adjust pertinent development standards (e.g., yard setback and parking requirements) of the base zoning district.

In order to grant the requested Variances, the Planning Commission must make all of the required findings provided for in CMC §14.70.030(4):

- a. *There are special circumstances or conditions applicable to the property which do not apply generally to other properties in the vicinity under identical zoning;*
- b. *Strict compliance with ordinance regulations would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;*
- c. *The granting of the Variance will not adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in said neighborhood;*
- d. *Granting of the Variance will not be in conflict with the intent and purpose of this chapter or the City's Coastal Land Use Plan and implementation programs, General Plan and specific plan(s), if applicable; and*
- e. *The applicant agrees in writing to comply with any and all reasonable conditions imposed by the Planning Commission in the granting of a Variance.*

The subject property is unique in its size and shape considering its location on the outside bend of the Concha Loma Drive and Calle Arena intersection, and where average lot sizes scale down from the much larger 20-R-1 zoned lots (20,000 square foot minimum lot size) immediately adjacent along the west side of Concha Loma Drive to the more typically-sized 6-R-1 zoned single family residential lots (6,000 square foot minimum lot size) along Calle Arena. This unusually large 6-R-1 lot size

allowed for the increased intensity of historically permitted development (e.g., guesthouse, workshop, carports, etc.) that is out of character with what is found on other 6-R-1 lots in the Concha Loma subdivision. The subject property's unique and irregular pie shape also results in a relatively narrow street frontage but with a comparatively large lot width and depth moving away from the corner frontage along Concha Loma Drive and Calle Arena towards the rear of the lot compared to the other surrounding lots, particularly those on Calle Arena.

Subdivision of the lot to meet the required 65-foot average lot width standard for both of the resultant lots results in the creation of a "Flag Lot" condition for Proposed Parcel One, which requires the application of a 10-foot Interior Lot setback from each property line rather than the typical setback pattern seen throughout the City's single-family neighborhoods. Application of the Interior Lot setbacks thus renders the existing permitted accessory structures and parking locations on Proposed Parcel One non-compliant without approval of a Variance. As previously discussed, except for the small storage shed proposed for removal, all other existing structures were previously permitted in their existing locations. However, when analyzing the existing (pre-lot split) structure locations with respect to the current 6-R-1 side setback requirement, which specifies a side setback of a minimum of 10% of the parcel width, each of the carports and the workshop would not comply with the current side setback requirement of approximately 14 feet. As such, these existing permitted structures would be considered legal nonconforming with respect to compliance with the current side setback requirement. Approval of the requested Variances would "cure" these nonconformities by validating the existing permitted development without the need to relocate or demolish any existing permitted structures, or create new driveways and/or garages which would require ground disturbing construction in this neighborhood which is known to contain sensitive subsurface cultural resources. Relatedly, from a neighborhood compatibility perspective, approval of the requested Variances would allow the physical development to remain and function in the same manner as it has for nearly 40 years while simultaneously creating a new legal residential unit to help meet the City's housing obligations. The result of the lot split would, upon the conversion of the guesthouse to the primary residence on Proposed Parcel One, comply with the single-family zone permitted uses as each resulting parcel would contain a single-family residence, residential accessory structures, and two parking spaces to serve each parcel independently.

In light of the "unusual configuration/shape of the lot" as previously determined by the Planning Commission, and the existing permitted development which would require relocation or removal to comply with the resulting 10 foot interior lot setback and/or the creation of new garages and driveways to meet current parking requirements, strict compliance with the 6-R-1 development standards would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning. Further analysis of the project's conformance with the required Findings is provided in the attached Planning Commission Findings (Attachment A, Exhibit 1). Based on the analysis provided therein, staff believes the required Findings for the granting of the requested Variances can be made.

With respect to the Title 16 Subdivision requirements, each proposed parcel would comply with the minimum lot size, minimum average lot width, and the provision of adequate services as each proposed parcel is already served by separate utility hookups. Therefore, a Variance would not be required for the subdivision itself. A discussion of the project's compliance with the Title 16 subdivision requirements is below.

Title 16, Subdivisions

Title 16 of the Carpinteria Municipal Code governs the subdivision of land in the City. The Subdivision Map Act requirements stipulate lot standards (minimum lot sizes, dimensions, improvements, etc.) for new subdivisions. In the case of the subject project, the subdivision would divide a single parcel with existing structures into two parcels, each with its own single-family dwelling. Each of the two lots would conform to the applicable 6-R-1 zone lot design and development standards. The Zoning Ordinance, Title 14, specifies that parcels within the 6-R-1 zone district shall require a minimum net lot area of 6,000 square feet. However, the Subdivision Ordinance, Title 16, specifies that no residential lot shall be created which contains less than 7,000 square feet of net lot area. As each of the resulting parcels exceed 7,000 square feet in area, the proposed subdivision complies with the minimum lot area requirements. Similarly, while the 6-R-1 zone specifies a minimum lot width of 50 feet, the Title 16 Subdivision standard specifies a minimum lot width of 65 feet, and each of the proposed lots meet this requirement.

Title 16 also specifies certain standards and principals related to the provision of utilities, drainage design, fire hydrant requirements, street lighting requirements, and street tree requirements. The proposed project already has all necessary utilities in place, no necessary drainage improvements for the developed property were deemed necessary by the City Public Works Department, and the Carpinteria-Summerland Fire District reviewed the project and confirmed that a new fire hydrant would not be required. Because the project does not require any street improvements, the provision of street lights and street trees are not required.

CMC §16.12.070 prescribes the necessary findings that must be made in order for the Commission to approve a proposed subdivision. The required findings for approval of a Parcel Map are:

- a. The proposed map is consistent with applicable General and Specific Plans;*
- b. The design or improvements of the proposed subdivision are consistent with applicable General and Specific Plans;*
- c. The site is physically suitable for the type of development;*
- d. The site is physically suitable for the proposed density of development;*
- e. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat;*
- f. The design of the subdivision or the type of improvements will not cause serious public health problems;*
- g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public-at-large, for access through or use of the property within the proposed subdivision.*

The project can be found consistent with the City's General Plan/Coastal Plan as the creation of an additional single-family residence proposed as part of the subdivision and the use/general arrangement of the lots is consistent with the types of development anticipated on these lot(s) and the character/intensity of development found in the surrounding neighborhood. No physical improvements or new utilities would be required as a part of the subdivision, and the proposed subdivision would not affect any of the existing public utility easements. Therefore, as proposed, the project can be found consistent with the provisions of the Subdivision Map Act. A more detailed

analysis of the proposed subdivision's consistency with the required Map approval findings provided as Attachment A, Exhibit 1.

General Plan/Coastal 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 contains both general overarching policies and specific subarea policies. The project site is in Design Subarea 5 (Concha Loma Neighborhood).

Land Use Element

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

The proposed project would subdivide an existing 6-R-1 zoned parcel developed with an existing single family residence, guesthouse, carports and workshop. The existing guesthouse would be converted to a single-family residence as part of the project, resulting in a single family residence on each resulting parcel. The proposed lot split would result in two parcels of 11,222.88 square feet and 8,689.04 square feet, each exceeding the minimum 7,000 square foot lot area as required by the Title 16 Subdivision standards and the 6,000 square foot minimum lot area of the 6-R-1 zone district, and would be in compliance with the site's Low Density Residential land use designation. Therefore, the proposed configuration would support continued orderly, well planned urban development within the City.

The proposed project does not involve any significant new physical construction or improvements except for minor interior alterations for conversion of the existing guesthouse on Proposed Parcel One to meet the Building Code requirements for a primary dwelling. The project would therefore not result in any impacts to coastal resources, public access or public recreational opportunities.

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-31: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed lot split would not have a material effect upon the existing character of the subject property or the surrounding neighborhood. The resultant parcels of the proposed lot split would generally conform to the character and scale of the surrounding neighborhood and continue to function in the same manner as it has for nearly 40 years while simultaneously creating a new legal residential unit on its own separate lot without any new development. The established density of the 6-R-1 zoned neighborhood, inclusive of the proposed lots, would remain unchanged as a result of the proposed lot split.

Community Design Element

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

The proposed layout/placement of the residences within each of the proposed lots is generally consistent and compatible with the adjacent nearby properties and the general dominant neighborhood development pattern. The established building locations, building sizes and heights would not change as a result of this project. Overall, the proposed subdivision would not materially alter the character of the existing residences.

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.*

Both the existing residence and guesthouse to be converted to a legal residence are generally consistent with the above-described Objective and Policies. Nothing in the proposed lot split or the required conditions of approval would be inconsistent with the goals or intent of these provisions.

Objective CD-8: *To encourage and facilitate pedestrian and bicycle pathways.*

Policy CD-8a: *All streets should be designed with safe and pleasant pedestrian ways at their edge. Pedestrian ways shall be spatially separated from vehicular traffic by elements such as trees, other plantings, streetlights and/or parked cars.*

As noted elsewhere, the project would not require any changes to the existing street network or pedestrian ways within the neighborhood. The City’s Public Works Department has reviewed the proposed subdivision and confirmed that the proposed project meets all relevant vehicular, pedestrian and bicycle pathway standards.

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

The proposed lot split would not alter the established building locations or existing building setbacks from the Concha Loma Drive or Calle Arena frontages. The established building setbacks, which generally conform to the setback pattern of the neighborhood, would remain.

Subarea 5 (Concha Loma Neighborhood)

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.*

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.*

As discussed elsewhere in this report, the proposed lot split would not materially impact the character or extent of existing development on either of the resultant lots. Any future proposed development would require approval of a Coastal Development Permit and review by the Architectural Review Board to ensure compliance with all applicable Land Use, Citywide Community Design, and Subarea 5 policies.

Circulation Element

Objective C-3: *Provide a balanced transportation network with consistent designations and standards for roadways that will provide for the safe and efficient movement of goods, and people through the community.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

The proposed lot split would not result in any significant changes to the number or nature of vehicle trips associated with the subject property. The conversion of the existing guesthouse to a legal residence would result in one additional dwelling being served by the existing street network, consistent with the traffic demands anticipated in the City's Circulation Element.

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. As such, the proposed lot split, including the requested setback and parking Variance requests, were carefully crafted to avoid any ground disturbing construction which may impact subsurface cultural resources. Approval of the requested Variances would accommodate the existing development without the need to relocate or demolish any existing structures, or create new driveways and/or garages which would require ground disturbing construction.

Safety Element

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

Neither of the proposed lots are currently located in a designated flood hazard area as mapped by the current FEMA Flood Insurance Rate Map for the area. In addition, neither of the proposed lots would be located in a flood hazard area as a result of the pending FEMA remapping process which is currently underway.

Objective S-5: *Minimize the potential risks and reduce the loss of life, property and economic and social dislocation resulting from urban and wildland fires.*

According to the Fire Hazard Zones map in the City's General Plan/Coastal Plan, the subject property is not located in an area of moderate or high fire hazard. Nevertheless, the proposed subdivision was reviewed by the Carpinteria-Summerland Fire District as part of the application review process to confirm compliance with all relevant Fire Code requirements. While the lot division line would result in the existing Carport on Proposed Parcel One being as close as two feet to the property line, the current CA Building Code minimum required separation between the existing residence and future converted guesthouse from the new (shared) property line would be met. The existing residence would be located a minimum from 6.5 feet to the newly created property line, and the converted

guesthouse would be located a minimum of 10 feet from the newly created property line. In addition, the converted guesthouse and existing residence are separated by approximately 30 feet, well beyond the required 10 foot separation specified in the Zoning Ordinance.

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.*

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached Conditions of Approval and would apply to the required demolition of the unpermitted storage structure and any interior improvements to the guesthouse required for its conversion to a legal dwelling.

Public Facilities & Services Element

Objective PF-6: *To ensure that new development is adequately served by utilities and does not impact existing service areas in the community.*

Policy PF-6c: *Development projects within Carpinteria shall be required to:*

- 1. Construct and/or pay for the new on-site capital improvements that are required to support the project;*
- 2. Ensure that all new off-site capital improvements that are required by the project are available prior to certificate of occupancy;*
- 3. Be phased so as to ensure that the capital facilities that will be used by the new development are available prior to certificates of occupancy;*
- 4. Ensure that, in the event that public services or off-site capital facilities are impacted prior to development, the level of service provided to existing development will not be further impacted by the new development; and*
- 5. Provide for the provision of public services, and shall not increase the cost of public services provided to existing development.*

As existing gas, electric and water meters already serve the property, and existing sewer connections are already in place, the proposed subdivision is already adequately served and no new on-site or offsite capital improvements are necessary.

VI. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees. If the project were approved as submitted, it would be subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The Fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

Estimated Development Impact Fees

Fee Type	Fee Per Square Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	\$0.12	\$92.16
Highway Interchanges & Bridges	\$1.64	\$1,259.52
Traffic Control Facilities	\$0.19	\$145.92
General Facilities & Equipment	\$0.93	\$714.24
Storm Drainage Facilities	\$1.73	\$1,328.64
Parkland Acquisition Fees	\$6.52	\$5,007.36
Parks and Recreational Facilities	\$5.49	\$4,216.32
Aquatics Facilities	\$0.33	\$253.44
TOTAL		\$13,017.60

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District Fire Protection Certificate	\$229.00	\$229.00
School District	\$3.48/ habitable sq. ft. (768 sq. ft.)	\$2,672.64
TOTAL		\$2,901.64

VII. ACTION OPTIONS

1. Adopt Resolution PC-24-006, thereby approving Project 23-2264-TPM/VAR/CDP to grant a Tentative Parcel Map, Variance and Coastal Development Permit to allow a subdivision to create two lots each developed with a single family dwelling and accessory structures, grant Variances to allow deviations from the building setback, covered parking, and parking location requirements of the 6-R-1 zone district; 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 the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

- Attachment A Resolution PC-24-006
 Exhibit 1 – Findings
 Exhibit 2 – Tentative Parcel Map
 Exhibit 3 – Recommended Conditions of Approval
- Attachment B Notice of Exemption

Attachment A
Resolution PC-24-006

Ebeling/Van Der Kar Lot Split
23-2264-TPM/VAR/CDP

September 3, 2024

RESOLUTION NO. PC-24-006

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING THE TENTATIVE PARCEL MAP, VARIANCE AND COASTAL
DEVELOPMENT PERMIT 23-2264-TPM/VAR/CDP TO SUBDIVIDE A 19,911.92
GROSS/NET SQUARE FOOT PARCEL INTO TWO PARCELS OF 11,222.88
GROSS/NET SQUARE FEET AND 8,689.04 GROSS/NET SQUARE FEET, AND
GRANT A VARIANCE FROM THE INTERIOR LOT SETBACKS FOR
“PROPOSED PARCEL ONE”, AND THE PARKING LOCATION,
ARRANGEMENT, AND GARAGE PARKING REQUIREMENTS FOR BOTH
LOTS. THE PROJECT IS LOCATED AT 435 CONCHA LOMA DRIVE
(APN 003-370-011).**

**TENTATIVE PARCEL MAP NO. 25,204
REQUESTED BY CAROLYN EBELING AND SUSAN VAN DER KAR**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Tentative Parcel Map, Variance and Coastal Development Permit filed by Laurel Perez and Kaitlyn Earnest, SEPPS, on behalf of Carolyn Ebeling and Susan Van Der Kar, on November 30, 2023 to subdivide a 19,911.92 gross/net square foot parcel into two parcels of 11,222.88 and 8,689.04 gross/net square feet, and to obtain a Variance from the Interior Lot setbacks for “Proposed Lot One,” and from the parking location, arrangement, and garage parking requirements for both lots; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 13, 2024; and

WHEREAS, the Planning Commission has conducted a hearing and received evidence regarding the application for the Tentative Parcel Map, Variance and Coastal Development Permit; and

WHEREAS, the project is exempt from the California Environmental Quality Act pursuant to Sections 15303, 15315, and 15061(b)(3) of the California Environmental Quality Act Guidelines, as the project involves a minor land division of a developed parcel in an urbanized area with minor demolition and interior improvements proposed and no potential for significant environmental effects; 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 Tentative Parcel Map No. 25,204, Variance and Coastal Development Permit are approved, making the Findings outlined in Attachment A.
2. The Tentative Parcel Map No. 25,204, Variance and Coastal Development Permit for the project shown in Attachment B are approved subject to the conditions set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 3rd day of September 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSTAIN: Commissioner(s):

ABSENT: 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 3rd day of September 2024.

Attachment A
Exhibit 1:
Findings for Approval

Ebeling/Van Der Kar Lot Split
23-2264-TPM/VAR/CDP

September 3, 2024

ATTACHMENT A FINDINGS

PLANNING COMMISSION HEARING PROJECT 23-2264-TPM/VAR/CDP SEPTEMBER 3, 2024

TENTATIVE PARCEL MAP NO. 25,204 EBELING/VAN DER KAR TENTATIVE PARCEL MAP

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, TITLE 14, AND TITLE 16 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 Tentative Parcel Map, Variance, and Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Tentative Parcel Map, Variance and Coastal Development Permit was submitted on November 30, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 13, 2024. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan, Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners

within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption §15303 [New Construction or Conversion of Small Structures], §15315 [Minor Land Divisions], and §15061(b)(3) [“Common Sense Exemption”] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Class 3 Categorical Exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed conversion of the existing guesthouse to a single-family residence on Proposed Parcel One, and the conversion of the rear carport to a storage structure on Proposed Parcel One, both meet the criteria for this Categorical Exemption.

Class 15 Categorical Exemptions consist of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the general plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a previous land division within the previous two years, and the parcel does not have an average slope greater than 20 percent. While the proposed project includes a request for a Variance, the proposed parcels would meet the required minimum lot size, minimum parcel width, and related zoning, general plan and subdivision standards such that a Variance is not required for creation of the proposed lots. Rather, the requested Variance is to allow existing legal nonconforming development on Parcel One to encroach into the setbacks that would result from the division, and for existing nonconforming parking arrangements to be maintained.

Section 15061(b)(3) of the CEQA Guidelines, also referred to as the “Common Sense Exemption”, states that the activity is “covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The project involves subdividing an existing residentially-developed property located in an urbanized neighborhood into two parcels. The project would require only minor interior alterations to the existing guesthouse to convert its use to a single-family residence, and demolition of a small unpermitted storage shed. The resulting project would provide two residential parking spaces for each parcel and would not require new utility services. The project would not result in any growth-inducing impacts, nor would it impact any cultural or biological resources. Therefore, it can be shown that the project has no possibility of resulting in a significant effect on the environment.

As the project is consistent with these standards, it is appropriate to find the project exempt from CEQA.

1.3 Tentative Parcel Map Findings

Pursuant to CMC §16.12.070, all of the following findings must be made to approve a Tentative Parcel Map.

- a. *The proposed map is consistent with applicable General and Specific Plans.*

The proposed Tentative Parcel Map (TPM No. 25,204) would subdivide one existing 19,911.92 (gross/net) square foot parcel (0.46-acres gross/net) into two separate parcels of 11,222.88 square feet and 8,689.04 square feet, respectively.

Both proposed parcels are currently developed. Proposed Parcel One is presently developed with a 768 square foot guesthouse, two detached 200 square foot carports, and a 720 square foot workshop building. The existing guesthouse would be converted to a single-family residence use as part of the project. Proposed Parcel Two is presently developed with a 1,240 square foot single family dwelling with an attached 200 square foot carport, and a 65 square foot gazebo. Proposed Parcel Two also includes an unpermitted 60 square foot shed built within the required side setback which is proposed to be removed as a part of the project. Both parcels are presently served by separate water meters, electric meters, gas meters, and sewer connections. No structural development is proposed on either resulting parcel.

The use of each of the proposed lots for a detached single-family dwelling is consistent with the type and intensity of uses contemplated for the Low Density Residential (LDR) land use designation, as described in the City's General Plan/Coastal Plan. Proposed improvements associated with the project are limited to the removal of the unpermitted storage shed and minor interior alterations to convert the guesthouse to a legal dwelling. These improvements are consistent with the intent of the applicable Objectives and Policies of the City's General Plan/Coastal Plan. As discussed in the staff report prepared for the September 3, 2024 Planning Commission hearing, and herein incorporated by reference, the project would not adversely affect coastal resources and does not involve any adverse impacts to sensitive habitats or cultural resources. With the approval of the Variances described in Finding 1.4a (below), the project would be consistent with the provisions and standards of the City's Zoning Code, which implements the General Plan/Coastal Plan. Therefore, this finding can be made.

- b. *The design or improvements of the proposed subdivision are consistent with applicable General and Specific Plans.*

The proposed map would subdivide a residentially-designated lot into two lots. The layout and arrangement of the proposed lots are generally consistent with the layout of the surrounding lots under identical zoning and land use designations. No significant new

development or improvements are proposed as part of the project; as both of the newly created lots are at, or close to, being built out under the applicable 6-R-1 zoning standards. Each proposed parcel would comply with the minimum parcel size, minimum average lot width, and the provision of adequate services as each proposed parcel is already served by separate utility hookups. Aside from the previously described storage shed demolition and minor interior improvements within the existing guesthouse to comply with current Building Codes for use as a legal dwelling, no physical improvements are required. In both cases, these required improvements are consistent with the types of improvements desired and contemplated by the City's General Plan/Coastal Plan.

c. *The site is physically suitable for the type of development.*

The proposed Tentative Parcel Map (TPM No. 25,204) would subdivide one existing 19,911.92 (gross/net) square foot parcel (0.46-acres gross/net) into two separate parcels of 11,222.88 square feet and 8,689.04 square feet, respectively.

Each proposed parcel would comply with the minimum parcel size, minimum average lot width, and the provision of adequate services as each proposed parcel is already served by separate utility hookups. Therefore, a Variance would not be required for the subdivision itself. However, subdivision of the lot to meet the required 65-foot average lot width standard results in the creation of a "Flag Lot" condition for Proposed Parcel One, which requires the application of a 10-foot Interior Lot setback from each property line. Application of the Interior Lot setback thus renders the existing permitted accessory structures and parking locations on Proposed Parcel One non-compliant without approval of a Variance. As discussed in the staff report prepared for the September 3, 2024 Planning Commission hearing, and herein incorporated by reference, except for the small storage shed proposed for removal, all other existing structures were previously permitted in their existing locations. However, when analyzing the existing (pre-lot split) structure locations with respect to the current 6-R-1 side setback requirement, which specifies a side setback of a minimum of 10% of the parcel width, each of the carports and the workshop would not comply with the current side setback requirement of approximately 14 feet. As such, these existing permitted structures are considered legal nonconforming with respect to compliance with the current side setback requirement. Approval of the requested Variances would validate these nonconformities.

With approval of the Variances described in Finding 1.4 (below) to accommodate the existing permitted development on the project site, both newly created lots would be consistent with the applicable requirements of the 6-R-1 zone district. Overall, the proposed lot arrangement and placement of the structures on the lots would be consistent with, and comparable to, the development pattern of the immediate surrounding area.

- d. *The site is physically suitable for the proposed density of development.*

The proposed subdivision would be consistent with the allowed density under the 6-R-1 zone district (i.e., one single family dwelling per legal lot and 5.5 dwelling units per acre) and the site's Low Density Residential land use designation. No new structures are proposed as part of the project.

- e. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat.*

The project site is developed and improved with a single-family dwelling, guesthouse, workshop, and carports, and located in an urbanized part of the City. There are no known sensitive environmental resources located on, or near, the project site. As discussed in the staff report prepared for the September 3, 2024 Planning Commission hearing, and herein incorporated by reference, the project site is located in an area that is known to contain sensitive cultural resources. As such, the proposed lot split, including the requested setback and parking Variance requests, was carefully crafted to avoid any ground disturbing construction which may impact any subsurface cultural resources. Approval of the requested Variances would accommodate the existing development without the need to relocate or demolish any existing structures (aside from an existing unpermitted shed structure), or create new driveways and/or garages which would require ground disturbing construction. Therefore, this finding can be made.

- f. *The design of the subdivision or the type of improvements will not cause serious public health problems.*

The proposed subdivision would not create any new uses on either lot, nor would it create any additional demands on necessary community services. Both the existing single-family residence and guesthouse to be converted to a legal dwelling as part of the project are presently connected to, and served by the Carpinteria Valley Water District and Carpinteria Sanitary District. All public services, include fire and police protection are currently available to the project site and would continue to be provided.

Relevant requirements of any of the special districts serving the two proposed lots have been included in the project conditions of approval. Therefore, this finding can be made.

- g. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public-at-large, for access through or use of the property within the proposed subdivision.*

The proposed project does not have the potential to conflict with easements on the property for public or public agency access. The existing gas and water meters are located within the existing five-foot public utility easement along the street frontage as depicted and identified on the Parcel Map exhibit, and are proposed to remain as is. The six-foot

drainage easement along the northern property boundary as depicted on the Parcel Map exhibit was quitclaimed in June 2007 and is no longer in effect. A condition of approval will require the granting of private easements, as necessary, for any cross-lot utility lines resulting from the lot split. As the subdivision would not affect any existing public easements, or require any new public easements, the project would be consistent with this finding.

1.4 Variance Findings

Pursuant to CMC 14.70.030(4), all of the following findings must be made by the Planning Commission to approve a Variance from the applicable zoning standards:

- a. *There are special circumstances or conditions applicable to the property which do not apply generally to other properties in the vicinity under identical zoning.*

As discussed in the staff report prepared for the September 3, 2024 Planning Commission hearing, and herein incorporated by reference, the proposed lot split includes a request for a Variance from the 10-foot flag lot setback requirements resulting from the property line arrangement for Proposed Parcel One, and for deviations from the covered parking and parking location requirements for both resulting parcels. A summary of the requested Variances for each proposed parcel is summarized below:

Proposed Parcel One Variance requests

- 1) To allow the existing front carport which encroaches approximately 8 feet into the required 10-foot flag lot setback that would result from the lot split to remain;
- 2) To allow the rear carport which encroaches approximately 3.7 feet into the required 10-foot flag lot interior setback to remain;
- 3) To allow the workshop structure which encroaches approximately 5.7 feet into the required 10-foot flag lot interior setback to remain;
- 4) To allow the proposed parking configuration of one space within the existing carport and one uncovered space in a tandem configuration, which requires approval of a Variance to deviate from the required parking standards.

Proposed Parcel Two Variance requests

- 1) To allow the proposed parking configuration of one space within the existing carport and one uncovered space in a tandem configuration, which requires approval of a Variance to deviate from the required parking standards.

The subject property is unique in its size and shape considering its location on the outside bend of the Concha Loma Drive and Calle Arena intersection, and where average lot sizes scale down from the much larger 20-R-1 zoned lots (20,000 square foot minimum lot size) immediately adjacent along the west side of Concha Loma Drive to the more

typically-sized 6-R-1 zoned single family residential lots (6,000 square foot minimum lot size) along Calle Arena. This unusually large 6-R-1 lot size allowed for the increased intensity of historically permitted development (e.g., guesthouse, workshop, carports, etc.) that is out of character with what is found on other 6-R-1 lots in the Concha Loma subdivision. The subject property's unique and irregular pie shape also results in a relatively narrow street frontage but with a comparatively large lot width and depth moving away from the corner frontage along Concha Loma Drive and Calle Arena towards the rear of the lot compared to the other surrounding lots, particularly those on Calle Arena.

Subdivision of the lot to meet the required 65-foot average lot width and 7,000 square foot minimum size standard results in the creation of a "Flag Lot" condition for Proposed Parcel One, which requires the application of a 10-foot Interior Lot setback from each property line. Application of the Interior Lot setback thus renders the existing permitted accessory structures and parking locations on Proposed Parcel One non-compliant without approval of a Variance.

Given the subject lot's unique shape as compared to the predominant and traditional rectangular lot configuration common in the vicinity and under the same R-1 zoning classification, combined with the project objective to limit any ground disturbing construction activity which would result from relocation or reconstruction of the existing legal structures and parking areas to comply with the resulting lot setbacks as discussed in Finding 1.3 above, there are special circumstances that apply to the subject project with respect to the setback requirements. This proposed arrangement preserves the existing (permitted) structures, complies with all applicable 6-R-1 development standards (with the exception of those already discussed above), and complies with the fire separation requirements from a residence to an adjacent property line as provided for in the California Building Code. Therefore, given the constraints created by the unique lot configuration and existing development layout, the proposed lot line arrangement which creates the need for relief from the new 10-foot Interior Lot setbacks for the existing development and parking arrangement is preferable to other possible configurations, and the Variance requests are thus consistent with this finding.

- b. *Strict compliance with ordinance regulations would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.*

As previously discussed, the subject property's unique and irregular shape results in a relatively small street frontage but a comparatively large lot width and depth moving away from the corner frontage along Concha Loma Drive and Calle Arena towards the railroad corridor. As such, subdivision of the lot to meet the required 65-foot average lot width standard and 7,000 square foot minimum lot size results in the creation of a "Flag Lot" condition for Proposed Parcel One, which requires the application of a 10-foot Interior Lot setback from each property line and thus renders the existing permitted

accessory structures and parking locations on Proposed Parcel One non-compliant without approval of a Variance. A lot split of a comparably-sized parcel with the more common rectangular shape would offer other potential lot line arrangements which could result in less onerous setback requirements and thus not require approval of a Variance, especially when considering the less onerous side setback arrangement of a more typical rectangular lot.

Additionally, and as previously discussed in Finding 1.4(b) above, except for the small shed along the southern property line proposed for removal as part of this project, all existing development was previously permitted in compliance with the City's Zoning Ordinance and Building Code standards of the time. Without approval of the requested Variances, the existing structures which require relief from the new 10-foot Interior Setback requirement would need to either be relocated to comply with the new setback requirement, or be demolished. Given the aforementioned unique shape of the property and existing building arrangements, it is highly unlikely that the accessory structures impacted by the new setbacks could be rebuilt consistent with current Zoning requirements. Similarly, the development of a new two-car garage for each resulting lot to meet the current parking requirements for each resulting residence would be difficult, if not impossible, to construct in a manner that is consistent with the Zoning setback and development standards.

Existing structures developed within setbacks, especially interior setbacks, are not uncommon in the City, especially those properties that were developed prior to the City's incorporation and/or under previous Zoning Code allowances. The City's Zoning Code recognizes that structures in the R-1 districts are developed in this manner, and therefore provides that such nonconforming setbacks may be maintained and matched for new construction/remodels (e.g., additions) provided that, at minimum, a five-foot setback from the side property line is provided. In the instant case, both the existing residence and the guesthouse to be converted to a residence would fully comply with the required setbacks and the Variances would only apply to the existing accessory structures and parking arrangements.

In summary, approval of the requested Variances would allow the physical development to remain and function in the same manner as it has for nearly 40 years while simultaneously creating a new legal residential unit to help meet the City's housing obligations. The result of the lot split would, upon the conversion of the guesthouse to the primary residence on Proposed Parcel One, comply with the single-family zone permitted uses as each resulting parcel would contain a single-family residence, residential accessory structures, and two parking spaces to serve each parcel independently, which matches the existing development pattern of the neighborhood.

Therefore, as enumerated above, strict compliance with the setback and parking standards would deprive the applicant of privileges enjoyed by surrounding properties in the vicinity and identical zoning classification.

- c. *The granting of the Variance will not adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in said neighborhood.*

As discussed in the staff report prepared for the September 3, 2024 Planning Commission hearing, and herein incorporated by reference, the proposed lot split would comply with the applicable subdivision standards with respect to lot area, lot width, and the provision of adequate services. The proposed project was reviewed by the Carpinteria-Summerland Fire Protection District and the City Public Works Department to confirm compliance with all relevant Fire Code and Public Works engineering standards. The proposed project would not require any new development, and the granting of the requested Variances would not impact the health, safety nor general welfare of the neighborhood, nor would it be injurious to the property or improvements in the surrounding neighborhood. Therefore, this finding can be made.

- d. *Granting of the Variance will not be in conflict with the intent and purpose of this chapter or the City's Coastal Land Use Plan and implementation programs, General Plan and specific plan(s), if applicable.*

The requested Variances would accommodate a proposed lot split without requiring significant alterations to any of the existing permitted development on the two newly created lots. The property's unique lot shape and existing, developed condition (described in findings "a" and "b" above) results in a unique circumstance that warrants the granting of the Variances. The resultant lot configurations and development can be found generally consistent with the immediate surrounding 6-R-1 designated properties and with other R-1 designated properties throughout the City. As discussed in Section 1.3- Parcel Map Findings (above), and as discussed in the staff report prepared for the September 3, 2024 Planning Commission hearing, and herein incorporated by reference, the proposed lot configuration, existing development, proposed unpermitted shed demolition, and interior remodel work to convert the existing guesthouse to a legal dwelling can all also be found consistent with the applicable Objectives and Policies of the City's General Plan/Coastal Plan. Therefore, this finding can be made.

- e. *The applicant agrees in writing to comply with any and all reasonable conditions imposed by the Planning Commission in the granting of a Variance.*

Prior to the recordation of the Parcel Map, the applicant is required to sign and agree to all of the attached project conditions of approval.

1.5 Coastal Development Permit Finding

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

The project site is developed and improved with a single-family dwelling, guesthouse, workshop, and carports, and located in an urbanized part of the City. There are no known sensitive environmental resources located on, or near, the project site. As discussed in the staff report prepared for the September 3, 2024 Planning Commission hearing, and herein incorporated by reference, the project site is located in an area that is known to contain sensitive cultural resources. As such, the proposed lot split, including the requested setback and parking Variance requests, was carefully crafted to avoid any ground disturbing construction which may impact any subsurface cultural resources. Approval of the requested Variances would accommodate the existing permitted development without the need to relocate or demolish any existing structures (aside from the small unpermitted shed structure), or create new driveways and/or garages which would require ground disturbing construction. Both parcels are presently served by separate water meters, electric meters, gas meters, and sewer connections. No structural development is proposed on either resulting parcel.

The resultant type and intensity of use (i.e., one single family residence per lot) is consistent with the types of uses permissible in the City's Low Density Residential ("LDR") land use designation. Likewise, with the granting of the requested Variances described in Finding 1.4 above, the project would be consistent with all applicable requirements of the 6-R-1 zone district, which is one of the City's zoning designations that implements the LDR land use designation. As described in the Planning Commission staff report dated September 3, 2024, and herein incorporated by reference, the proposed project can also be found to be consistent with the other applicable Objectives and Policies of the City's General Plan/Coastal Plan in that it would not have a materially significant effect upon the existing development character of the neighborhood. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Tentative Parcel Map No. 25,204

Ebeling/Van Der Kar Lot Split
23-2264-TPM/VAR/CDP

September 3, 2024

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Ebeling/Van Der Kar Lot Split
23-2264-TPM/VAR/CDP

September 3, 2024

**ATTACHMENT C
CONDITIONS OF APPROVAL**

**EBELING - VAN DER KAR LOT SPLIT
PROJECT 24-2264TPM/VAR/CDP
435 CONCHA LOMA DRIVE
(APN 003-370-011)**

**PLANNING COMMISSION HEARING
SEPTEMBER 3, 2024**

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 Tentative Parcel Map, Variance 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 September 3, 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:

The proposed Tentative Parcel Map (TPM No. 25,204) would subdivide one existing 19,911.92 (gross/net) square foot parcel (0.46-acres gross/net) into two separate parcels as follows:

Proposed Parcel One: 11,222.88 square feet / 0.258-acres

Proposed Parcel Two: 8,689.04 square feet / 0.199-acres

Both proposed parcels are currently developed. Proposed Parcel One is presently developed with a 768 square foot guesthouse, two detached 200 square foot carports, and a 720 square foot workshop building. The existing guesthouse would be converted to a single-family residence use as part of the project. Proposed Parcel Two is presently developed with a 1,240 square foot single family dwelling

with an attached 200 square foot carport, and a 65 square foot gazebo. Proposed Parcel Two also includes an unpermitted 60 square foot shed built within the required side setback which is proposed to be removed as a part of the project. Both parcels are presently served by separate water meters, gas meters, and sewer connections. No structural development is proposed on either resulting parcel.

Variances from the 6-R-1 setback, parking arrangement and garage parking requirements are requested as follows:

Parcel One Variances: Variances from the 6-R-1 zone district lot setback and parking requirements are requested for the following conditions for Proposed Parcel One: 1) allow the front carport to be located two feet from the interior property line instead of the minimum 10-foot requirement; 2) allow the rear carport to be located 6.3 feet from the property line instead of the minimum 10-foot requirement; 3) allow the workshop to be located 4.3 feet from the property line instead of the minimum 10-foot requirement; 4) allow a tandem parking arrangement with one car within front carport instead two cars parked within a garage as required in the R-1 zone district.

Parcel Two Variances: Variances from the 6-R-1 zone district lot setback and parking requirements are requested for the following conditions for Proposed Parcel One: 1) allow a tandem parking arrangement with one car within front carport instead two cars parked within a garage as required in the R-1 zone district.

The 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 must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARPTMENT PROJECT SPECIFIC CONDITIONS

2. Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit to demolish the existing unpermitted storage shed building on Proposed Parcel Two. **Plan Requirements:** A Building Permit application and plans denoting the structures to be demolished shall be submitted to CDD. **Timing:** Applicant shall obtain the required Building Permit and complete the required demolition prior to recordation of the Parcel Map. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.
3. Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit for any required interior remodel work to convert the existing guesthouse on Proposed Parcel One to a legal dwelling as required by current Building Codes.

Plan Requirements: A Building Permit application and plans denoting required remodel work shall be submitted to CDD. **Timing:** Applicant shall obtain the required Building Permits and complete the conversion of the guesthouse to a dwelling prior to recordation of the Parcel Map. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.

4. Prior to Map recordation, the applicant shall reserve private utility easements acceptable to the City Surveyor and CDD over Proposed Parcel Two in favor of Proposed Parcel One at the time of conveyance of either parcel. **Requirements and Timing:** Easement descriptions and locations shall be reviewed by CDD prior to Parcel Map recordation. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.
5. A Notice to Property Owner shall be recorded with the Parcel Map specifying that the previously recorded Deed Restriction (Instrument No. 79-26450) requiring that the guesthouse not be used as a rental or permanent dwelling unit is no longer in effect and that the existing guesthouse shall be converted to the legal dwelling on Proposed Parcel One. **Requirements and Timing:** The Notice shall be reviewed by CDD prior to Parcel Map recordation. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation and applicant shall provide a conformed copy of the NTPO to CDD following recordation.
6. In the event archaeological remains are encountered during demolition, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building plans. **Monitoring:** CDD shall check plans prior to issuance of a Building Permit and shall spot check in the field.
7. 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 and 8:30 a.m. and 3:30 p.m. on Saturday. Saturday construction activities shall be limited to use of hand tools (corded/cordless/pneumatic saws, drills, drivers, nail/staple guns, etc.) and other low-noise generating activities such as landscaping or painting. Saturday construction activities shall not include large construction vehicles or equipment, such as cranes, backhoes or dump trucks, or vibrating equipment such as a jackhammers or air compression tools. No construction shall occur on 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 these restrictions shall be provided by the City and posted on site. **Timing:** The sign shall be in place prior to the beginning of and

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

8. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
9. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. 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 demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction 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. 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 offsite 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 CDD and Public Works prior to issuance of a Demolition Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.
10. 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. Proper washout practices shall be followed. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the demolition and grading plans submitted to Public Works for review prior to issuance of a Demolition and Grading Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all demolition and grading activities.
11. 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.

12. Compliance with the attached Departmental and District letters is required as follows:
 - a. City of Carpinteria Public Works Dept. dated December 11, 2024
 - c. Carpinteria Sanitary District dated January 3, 2024
 - d. Carpinteria Valley Water District dated March 21, 2024

TENTATIVE PARCEL MAP CONDITIONS

13. The Tentative Parcel Map shall expire three years after approval or conditional approval by the final decisionmaker unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.
14. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or additional conditions 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.
15. Prior to recordation of the Parcel Map and subject to CDD approval as to form and content, the applicant shall include all of the project conditions required by this project approval on a separate informational sheet to be recorded with the Parcel Map.
16. The Parcel Map shall be subject to the Subdivision Ordinance of the City of Carpinteria and to the State Subdivision Map Act. The Map shall be prepared by a qualified California Registered Civil Engineer or Licensed Land Surveyor. Closure calculations shall be submitted along with adequate reference data and a current title report. Two copies of the map and one copy of the calculations shall be submitted for review. Within thirty (30) days after the recordation of the Parcel Map, the applicant shall deliver one set of reproducible mylar copies of the recorded map to the Community Development Department.
17. The Parcel Map shall be substantially in conformance with the Tentative Map as approved. Any substantial changes, as determined by City staff, require the approval of the Planning Commission and the City Council.
18. The applicant shall pay all engineering fees and all other fees and deposits prior to approval of the Parcel Map by the City Council.
19. Before recordation of the Parcel Map, Developer shall provide the City Engineer with written evidence from the Santa Barbara County Clerk's Office that Developer

has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

20. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
21. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
22. An approval granted by the Planning Commission does not constitute a Building Permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
23. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Tentative Parcel Map, Variance and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
24. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
25. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
26. No Building Permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a Building Permit or prior to final inspection when allowed by the Community Development Director.
27. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction.

28. 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.
29. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
30. 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 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.
31. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Occupancy Clearance. The amount of the fees will be determined at the time the fees are paid.
32. 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.
33. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Tentative Parcel Map, Variance 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, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
34. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/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.

35. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to Map Recordation and Building Permit issuance.

Approved by the Planning Commission on September 3, 2024.

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

Applicant / Owner

Date

Attachment B
CEQA Notice of Exemption

Ebeling/Van Der Kar Lot Split
23-2264-TPM/VAR/CDP

September 3, 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 E. Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Ebeling/Van Der Kar Lot Split

Project Applicant: Carolyn Ebeling and Susan Van Der Kar

Project Location - Specific:

435 Concha Loma Drive (APN 003-370-011)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

SUBDIVIDE A 19,911.92 GROSS/NET SQUARE FOOT PARCEL INTO TWO PARCELS OF 11,222.88 GROSS/NET AND 8,689.04 GROSS/NET SQUARE FEET, AND GRANT A VARIANCE FROM THE INTERIOR LOT SETBACKS FOR "PROPOSED PARCEL ONE", AND THE PARKING LOCATION, ARRANGEMENT, AND GARAGE PARKING REQUIREMENTS FOR BOTH LOTS.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carolyn Ebeling and Susan Van Der Kar

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: Sec. 15303 and 15315

☒ Statutory Exemptions. State code number: Sec. 15061(b)(3)

Reasons why project is exempt:

Project involves a minor land division of a developed parcel with minor demolition and interior improvements proposed. The project is located in an urbanized area with no ground disturbance or structural development proposed.

Lead Agency

Contact Person: Brian Banks, Principal Planner Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: Approximately 9 members of the public were in attendance.

PUBLIC COMMENT:

Sue Skenderian inquired about the story poles on Calle Arena and indicated that they are in disrepair and asked how long they need to remain up. Staff provided their contact information and will follow up.

Bob Franco thanked the ARB for their previous review of the large solar carport project at Sandpiper Mobile Home Park and the ARB's decision to not support the project. Bob indicated that solar panels were installed on the Clubhouse instead, and commented that he and other residents of the park are happy with that installation instead of the larger solar project.

PROJECT REVIEW

- 1) Project: Extra Space Storage Signage, Project 23-2253-SIGN/ARB
Address: 6250 Via Real
Applicant: Miriam Hansen, All Pro Signs
Planner: Marysol Smith

Request of Miriam Hansen, All Pro Signs, agent for tenant Extra Space Storage to consider Project 23-2253-SIGN/ARB for preliminary/final review of a proposal for a new 16.3 square foot illuminated monument sign. The property is an 8.47-acre parcel zoned Industrial/Research Park District (M-RP) and shown as APN 001-180-064, -065, -066, and -067 addressed as 6250 Via Real.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the proposed sign project. He provided an overview of the sign details and how the signs conformed to the sign ordinance requirements, as reflected in the staff report. Brian answered questions from the ARB regarding the existing monument sign illumination, if the body of the sign face is illuminated, and confirming that a small wall sign is also included in the project.

Applicant Comments:

Eric Garcia, agent, was available to answer questions. He answered a question from the ARB regarding the light color (Kelvin temperature), and the monument sign material.

Public Comments: NoneBoardmember Discussion:

Boardmember O'Connor commented that the proposed 7100K color temperature is too bright and recommended a "warm white" color temperature instead. He recommended a Kelvin range of 3000K-4000K.

Chair Stein agreed with Boardmember O'Connor that the color temperature of the LED modules should be reduced.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend preliminary and final approval with the condition that the LED color temperature be in the range of 3000K-4000K instead of the proposed 7100K.

VOTE: 5-0

- 2) Project: The Palms Restaurant Renovation, Project 24-2291-CON
Address: 701 Linden Avenue
Applicant: Laurel Perez, agent for 701 Linden LLC
Planner: Brian Banks

Request of Laurel Perez, agent for 701 Linden LLC, to consider Project 24-2291-CON for conceptual review of an interior and exterior renovation of the "Palms" building and conversion of a portion of the roof to a covered bar and uncovered dining area. The project would include a restaurant and market/café retail area on the ground floor, a banquet/event space on the second floor, and a bar and dining area on the roof. The project includes replacement of the non-original first floor addition along the Linden Avenue frontage with a covered patio dining area, removal of an existing stairway on the Seventh Street frontage, partial demolition and renovation of the existing stairway at the rear of the building, the addition of an elevator, and new and renovated landscaping. The maximum height of the rooftop bar trellis roof would reach 31 feet-eight inches, with an overall building height to the top of the elevator tower reaching 36 feet-10 inches. The resultant building would have a floor area of approximately 9,949 square feet and ground floor and rooftop patio areas totaling approximately 2,546 square feet. A total of 9 parking spaces would be provided. The property is a 11,453 square foot parcel zoned Central Business (CB), and shown as APN 003-311-007, addressed as 701 Linden Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the overall conceptual design and proposed uses on each level of the building. Brian also provided a summary of the Historic Resources Report prepared for the project and identified the historically significant architectural features of the building and how

the proposed project was designed to preserve and/or restore the historic elements. He noted that the building is a significant historic resource and is eligible for listing as a local landmark. Next, Brian provided an analysis of the conceptual project's compliance with the zone district standards and identified potential parking challenges considering the expanded intensity of use of the building with the proposed second floor and rooftop areas now being proposed for use rather than just the ground floor restaurant as previously used for many years. He continued with a discussion of the potential modifications that would need to be approved by the Planning Commission related to the rooftop elements exceeding the 30 ft height limit and the proposed front setback encroachment along the Linden Avenue frontage to accommodate the proposed covered dining terrace right up to the property line. Finally, Brian provided a summary of his analysis of the relevant General Plan policies that relate to the conceptual project, as detailed in the staff report. He specifically noted concerns about the proposed project's rooftop elements and the related potential inconsistencies with respect to size/bulk/scale, neighborhood compatibility and noise concerns. Brian concluded his presentation by requesting the Board's comments on:

- Consistency with applicable City regulations, including V Overlay requirements;
- Adaptive reuse/redevelopment of the historic building;
- Compatibility with Downtown Core & "small beach town" character;
- Appropriateness and compatibility of new rooftop elements with surrounding downtown area;
- Visibility, massing, scale, and height of new rooftop additions; and
- Building architecture and design.

Brian answered questions from the ARB regarding acceptance of the provided historic report, the City's plans for any future parking structures to accommodate existing and future parking demand. Brian also clarified questions from the ARB that while parking issues are not exclusively an ARB issue and are for the Planning Commission to ultimately consider and make determinations, the ARB's input on project design and neighborhood compatibility with respect to parking is valuable for the Planning Commission and/or City Council to consider. Lastly, Brian clarified for the ARB that the change of use proposed within the "annex" portion (currently a portion of the Oaxaca Fresh restaurant) would not impact that portion of the project's non-conforming setback status.

Applicant Comments:

Laurel Perez, land use agent, provided a summary of the overall project design intent with respect to the proposed use of the building and historic rehabilitation. She clarified the proposed use of the second-floor spaces as banquet space and for private parties, family celebrations, etc. She also clarified the proposed use within the small "annex." She next explained the thought process the applicant team used to create the rooftop element and acknowledged concerns expressed by staff and the public comment emails received related to the intensity of use and potential noise impact of the rooftop use. Additionally, she addressed the findings that would need to be made for the proposed height modification to exceed the 30 ft height limit for the rooftop bar/restroom structure and believed the Planning Commission could make the findings. Finally, she addressed the parking concerns and indicated the applicant team is committed to making the project work.

Darrell Becker, project designer, provided a brief history of how the conceptual project evolved after meeting with staff and reviewing the previous conceptual ARB proposal for the hotel project. He prepared a brief presentation and discussed the primary design elements and his coordination with the project historic consultants. He related that a lot of thought went into the design, and expressed that once he went onto the roof, their team immediately thought of how a rooftop element could be part of

the project given the commanding views. He next displayed the rendering views from various locations and detailed his thoughts on how the conceptual design minimizes public view impacts. He related that the proposal within the staff report to consider a simple roof deck without the bar and restroom elements was not considered because of the safety concern of having patrons on the roof without supervision.

Elisa Reed, landscape architect, was next to present, and provided a summary of the landscape design inspiration. She explained how the conceptual landscape plan was prepared to highlight and complement the existing historic building and historic palm trees on Linden Avenue with additional palm tree plantings and climate-appropriate landscape palette. She discussed the specific types of palms being proposed and how they relate to the existing setting and “language.” She concluded her presentation with a discussion of how the proposed mural on the Seventh Street elevation, in the “plein-air” style, complements that façade in a subtle way.

Tim Hazeltine, project historical consultant, summarized his findings that the conceptual project would comply with the Department of the Interior Standards for treatment of historic structures. He indicated that he was available to answer any questions.

Elisa Reed answered questions from the ARB as to how the landscape plantings may help screen the roof top elements and how the planters would be designed to provide the required soil depth needed to allow the plants to grow to a healthy state.

The applicant team also answered the ARB’s question confirming that a public parklet is not proposed for this project. The applicant also clarified the seating arrangement around the atrium on the roof.

Public Comments:

Ben Mascari, a local business owner, expressed his support for the project and how it feels appropriate for Carpinteria.

George Lehtinen, a Carpinteria resident, related how iconic The Palms restaurant is and that it is a “treasure” to Carpinteria. He encouraged the applicant to bring back something similar to the previous Palms restaurant.

Roberta Lehtinen, a Carpinteria resident, asked questions of the ARB confirming that there would be a dumbwaiter to get food to the 2nd floor and rooftop, and confirmed that the project would meet ADA accessibility requirements. She also indicated that a four-way stop sign should be installed at Eighth Street and Linden Avenue.

Doug Grant, a third generation Carpinteria resident, expressed his support for the project and hopes that the Palms can come back with its old charm.

Six public emails were received for the project and were reviewed by the ARB members. The letters are summarized below; copies of the letters are on file with the Community Development Department.

Christine Brand, a Carpinteria resident, emailed concerns about the overall compatibility of the project with the “small beach town” character and the noise and privacy impacts of the rooftop elements on the neighboring residences to the west (rear) of the project. She further expressed

concern about the noise impacts of deliveries, intensity of use, lighting, and parking impacts on the neighboring residences.

Derek Brand, a Carpinteria resident, expressed similar concerns in his email related to the intensity of use that would result with respect to noise, deliveries, parking and potential for patrons and employees smoking in the back of the building near the adjacent residences. He suggested that the City consider implementing a residential parking permit program that would reduce the likelihood that patrons of the project would park in the residential area and would more likely would use Lot #3 instead.

Alan Lewis, a Carpinteria resident, expressed very similar concerns as the preceding comment emails with respect to noise and privacy impacts resulting from the project as well as concerns about the structural integrity of the existing building and potential geotechnical hazards.

Laura Jimenez, a Carpinteria resident and nearby neighbor, expressed concerns about noise and parking impacts that would result from the project. She suggests that if the project should move-forward, strong conditions should be included to limit noise volume and hours allowed for amplified entertainment. She also wondered if the City would consider permit parking for the nearby residential area.

Amrita Salm, a Carpinteria resident, expressed concerns about the proposed rooftop development and intensity of use and that the rooftop elements of the project are incongruent with the scale and character of the downtown. She further related that a modification to exceed the height limit would not be appropriate for the historic building and that proposing an elevator changes the building's historical impact and features. She also expressed concern about the potential parking impacts and loss of housing units that would result from the project.

Virginia Holihan, a Carpinteria resident and adjacent neighbor, expressed very similar concerns as the other commenters related to deliveries, noise, smoking, congestion, parking, and intensity of use that would result from the project.

Boardmember Discussion:

Boardmember O'Connor expressed his overall support for the project. He did not have concerns about the rooftop elements nor the height modification request, and specifically noted that the historic report supported the design of the rooftop structure being set back to the rear of the building. He further noted that the conceptual proposal feels appropriate to Carpinteria (as opposed to the previous conceptual proposal for a hotel) in that this project is more "local" and welcoming to residents and not just for guests. He also noted that the original building that burned down was three stories in height.

Boardmember O'Connor recommended that story poles be installed. He further commented that a better application of the mural may be better for the roof elements to help disguise them, and that the applicant should lean towards the historical wood windows in as many of the replacements as possible. He asked the landscape architect about incorporating a Washingtonian palm into the landscape plan, and she responded that that species is invasive and she'd preferred to use the Guadalupe palm.

Boardmember Little expressed his overall support for the project and especially liked the proposed trellised dining patio along the Linden Avenue frontage. He liked the idea of having activity on the roof, but as expressed in several of the comment emails, he suggests limiting music to the first-floor area to reduce noise impacts to adjacent residential areas. He suggested that additional safety features be included on the roof deck such as additional plantings or other barriers to keep patrons back from the roof edge. Boardmember Little questioned staff if the City had considered a residential parking permit program. He was not concerned about the height modification request considering the minimal requested exceedance of less than two feet.

Vice Chair Blakemore clarified, in response to some of the emailed comments, that the City already has a no-smoking ordinance that applies to public spaces. She expressed her overall support for the project and modification request for the setback encroachment for the dining terrace along the Linden Avenue frontage. She agreed with the other boardmembers regarding limitations on music on the roof, as well as considering adding additional buffering or walls to limit noise impacts on the residential areas to the rear of the property. She is supportive of the height modification but asked the applicant to further explore options to reduce the height, if possible. Vice Chair Blakemore also believes story poles are required. She was not as supportive of the mural concept as other boardmembers. She concluded her comments by suggesting the use of more succulent plantings rather than herbaceous plantings to reduce the amount of required maintenance.

Boardmember Johnson expressed his overall support for the project. He especially liked the proposed front trellised dining area and believed that element will provide much more light to the interior, and likewise supported the atrium feature which will bring more light into the building. Boardmember Johnson was not concerned about the minor height modification request and suggested that it would not be that noticeable, but agreed that story poles are required to confirm that. He applauded the rooftop landscape concept to help mitigate concerns about the height of the roof elements. He suggested a more ornamental approach to the rear stairs such as wrought iron or similar turn of the century approach to the stairs. He suggested keeping the mechanical well walls as low as possible so as to not add to the overall height profile. He concluded that colors will be important and careful plant selection will be important as the project moves forward.

Chair Stein began his comments by thanking the public commenters. He especially liked the design approach to the front of the building and “annex” idea. He also did not have a concern with the minor height modification request, although he encouraged the applicant to return the rooftop bar wall to the south and north sides to help further mitigate noise impacts to adjacent residences. Chair Stein encouraged the applicant to explore the use of darker colors on the upper portion of the project to reduce the apparent height, rather than the mural. He agreed that limitations on music on the roof is important and encouraged the applicant to explore ways to limit smoking at the rear of the building and stairways. Likewise, he encouraged the applicant to explore ways to limit the noise and intensity of use of the rear employee break area as it impacts the adjacent neighbors. He also agreed with the other comments about ensuring safety on the roof area by providing extra barriers to prevent falls from the roof, and supports the addition of ornamental iron on the back stairs.

Staff asked for the Board’s thoughts on if the project should proceed to a Joint CC/PC/ARB meeting given the overall positive comments from the ARB. The ARB unanimously agreed that their comments are clear, and that they don’t see a need for a joint meeting.

ACTION: No action required - conceptual comments only.

VOTE: N/A - conceptual comments only.

OTHER BUSINESS: None

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of May 16, 2024.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to approve the minutes as written.

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Stein adjourned the meeting at 7:32 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, June 27, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

The meeting was called to order at 5:32 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 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Bono Duplex Addition & Remodel, Project 23-2237-CUP/CDP/ARB
Address: 4818 Dorrance Way
Applicant: Dylan Chappell, architect, for John Howard
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2237-CUP/CDP/ARB for final review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex and to convert the existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.5 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: studying the addition of plantings along the Dorrance Way and Holly Avenue frontages, and studying the addition of vines, planter pockets, or potted plants along the northern property line fence. She noted the required items needed for final approval including the proposed colors, materials, exterior lighting, architectural details, and final landscape, fencing, and hardscape details. Syndi concluded her presentation by requesting the Board's comments on:

- Architectural style and detailing;
- Compatibility with the neighborhood and the "small beach town" character;
- Views from street frontages, including the proposed garage doors;
- Proposed exterior light fixture and "night-sky" compliance; and
- Fencing, landscaping, and hardscape improvements.

Applicant Comments:

George Manuras, agent for the property owner, commented that the biggest issue to address was the landscaping along the street frontages to address the ARB's preliminary review comments while still keeping space for parking along the street. He indicated that the design team studied the options to add planter space at the rear, but with only 4 feet to work with, it was just too tight to add plantings.

Public Comments: NoneBoardmember Discussion:

Boardmember O'Connor commented that he missed the previous ARB meeting but did attend the Planning Commission meeting for the project, so he is familiar with the project. His only concern is that having the enclosed garage between the units can be a safety issue even with the one-hour fire rated walls between the units and the garage, and recommends the garage have CO2 protection as well.

Boardmember Little commented that he likes the architectural style and encouraged the applicant to get started with construction.

Boardmember Johnson still thinks there should be vertical landscaping on the north side, but had no new comments.

Vice Chair Blakemore appreciated the addition of the jasmine vine plantings along the fencing, and understands the restrictions with adding planting on the north side considering the tight space and lack of sunlight.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor, to recommend final approval as submitted.

VOTE: 4-0

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

Request of Jon Starr, designer, for Mark and Megan Pfaff, to consider Project 23-2209-ARB/CDP for continued preliminary review of a proposal for a new 2,631 square-foot two-story single-family residence with an attached 401 square-foot two-car garage on a vacant lot, for a total size of 3,032 square feet. The height would reach a maximum of 20.7-feet above finished grade. The proposal also includes new landscaping, hardscape, fencing, and walls. The property is a 7,583 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-012, addressed as 5559 Calle Arena.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: overall lowering of project height from 25 ft to 20.7 ft, plate height reductions, finish floor reduction, lowered roof pitch, front entry redesign, the addition of hedges to both sides of property, gravel cut outs for olive tree plantings, and the addition of an outdoor lighting plan. Syndi noted that the up lights included in the staff report plans have been removed and provided an updated lighting plan sheet to the ARB members. Syndi noted that staff still has concerns about the "lantern effect" that may result from light spillover onto adjacent properties considering the extent of glazing proposed. Syndi concluded her presentation by requesting the Board's comments on:

- Revised height and massing of the proposed residence;
- Second story prominence, placement, and design;
- Windows sizes and locations;
- Night lighting and proposed lighting plan;
- Architectural style and materials; and
- Neighborhood compatibility

Applicant Comments:

Mark Pfaff, owner, addressed the Board. He commented that the overall changes were intended to address as many of the ARB's comments as possible while keeping the second story in the same location. He indicated that he tried to minimize the impact of the second story from a width standpoint so neighbors have as much of a view over the property as possible. He noted that the front (north) windows are just as important as the rear considering the available mountain views. He further related that the house will be his primary residence.

George Manuras, agent for the property owner, commented that the reason for the glazing at the rear is because of the beautiful ocean view and reminded the Board that landscaping will help minimize the impact of the windows. He further related that the second story element is the primary bedroom and therefore will not have lights on all the time as opposed to the first floor living areas.

Public Comments:

Mark DiRado, the owner of 5560 Calle Arena across the street, commented that he "100% supports" the project, and wished the applicant luck with the project.

An electronic comment letter was received from Steve McMahon, who resides at 5591 Canalino Drive. Mr. McMahon expressed his opposition to the project on several levels, including: that the project looks similar to the 5567 Calle Arena project that was highly disputed and is rarely used; that the project looks like something from Manhattan Beach and shares no commonality with the existing neighborhood; that the large windows will spill light out to the street and the campground; and that given the RHNA mandates from the State, he would be more supportive if the project was a one-story design and used as a full time residence.

Boardmember Discussion:

Boardmember Johnson commented that he likes the way the project presents to the street and is nicely modulated. He expressed concern with the dark (black) color of the walls and indicated a dark gray would be better, even though it has wood siding, and the project does not present itself as residential. He expressed similar concerns that the windows look more commercial than residential in scale, and is not sure the window frames can be so small considering the structural requirements. He supports the

roof material and stone siding material, but commented that there could be more variety on the side elevations considering the length of the structure to provide more variety, and also on the second story so that it doesn't look like "stacked" repeated modules/containers. On a similar note, he commented that the lower roof could be changed over the recessed area on the east elevation to a gable to break up the length of that elevation. He added that the south elevation roof overhang could be extended on the first floor to break up mass and create a shadow line.

Boardmember Little appreciated the reduction in height and elimination of the uplighting. He also thought the change to a permeable entry walkway and driveway were a good idea. However, he still doesn't like the idea of the offset second story. He further commented that the front windows are still too large and contemporary in style, and agreed with Boardmember Johnson that the siding color is too dark and that a gray color would fit the neighborhood better. He expressed concern with the covered patio element at the rear of the project because it may create noise impacts for the neighbor by being roofed and more light would be available for the patio use if unroofed. Boardmember Little concluded his comments by advising the owner that with all the proposed windows, the interior of the house will be "on display" to neighbors and passing trains.

Boardmember O'Connor began his comments by stating that the major issue related to height has been addressed in addition to the changes that add animation, but agreed with the other Boardmembers that the color is too dark. He asked for clarification on the window sill height of the front windows, which the project architect confirmed is 42 inches. Boardmember O'Connor commented that "the elephant in the room" is the CC&Rs and Concha Loma Design Guidelines with respect to second story residences. He related that the CC&Rs exist and that while the City permit process may not be the forum to address enforcement of the CC&Rs, there are mechanisms for interested neighbors to pursue enforcement as a civil matter. Finally, Boardmember O'Connor noted that Concha Loma Design Guideline 9 is the important guideline to consider when reviewing this project.

Vice Chair Blakemore agreed with the comments from Boardmember Johnson and Little regarding the amount of glazing still being a concern both with respect to privacy and light spillover, but that the changes to the front windows help with neighborhood compatibility. She commented that the one olive tree in the rear is not sufficient to help with light spillover and privacy. Additionally, she commented that taller ground plantings rather than just the proposed grasses at the rear could help "ground" the structure and prevent the appearance of the windows "floating" above the land. She further commented that the bollard lights appear too commercial and another more residential option would be preferred, and that the planting strips along the side of the garage could be eliminated since the space between the garage and property line is so tight. Vice Chair Blakemore concluded her comments by indicating that the second story still feels like it just "sits on top" rather than being integrated, that the materials are nice but the wood color is too dark, the site design is nice, and that while the overall project is looking good, she encouraged the applicant to lean more residential and pull up the landscaping a bit more.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments attached to Director.

VOTE: 3-1 (O'Connor opposed)

- 3) Project: Johnson Garage, Project 24-2285-CDP/ARB
Address: 4975 Sawyer Avenue
Applicant: Briana Rios, Sherry & Associates, Architects
Planner: Brian Banks

Request of Briana Rios, Sherry & Associates, for Aaron Johnson, to consider Project 24-2285-CDP/ARB for preliminary and final review of a request to demolish all unpermitted accessory structures and to construct a new 471 square-foot two-car garage and 64 square foot spa. The existing driveway and landscaping are proposed to remain. The maximum building height would reach 13 feet-3 inches. The property is a 6,970 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-153-017, addressed as 4975 Sawyer Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the proposed project and background related to the unpermitted structures and proposal to remedy to existing violations as part of the project. Brian provided an analysis of the relevant municipal code regulations related to the garage location relative to the rear setback, key lot accessory structure setback, allowances for accessory structures within the rear setback and overall compliance of the proposed garage with City regulations and design guidelines. Apart from the proposed garage, Brian highlighted code issues related to the existing fencing, hedge height and corner vision clearance requirements, and the allowed number of driveways for corner lots. He concluded his presentation by requesting the Board's comments on:

Proposed garage architectural style;

- Architectural Details and Colors;
- Street frontage design including fence, gates and hedge location/height;
- Reduction of driveways from three to two; and
- Compatibility with the neighborhood and "small beach town" character.

Applicant Comments:

Brian Rios, designer and agent for the owner, addressed the Board and related that the owner understands the issues related to safety regarding the hedge height and requested that the ARB consider the privacy benefits of the hedge and to allow the hedge to be as tall as possible outside of the vision clearance area and at a minimum, allow the hedge to reach 42 inches. She further requested that the Board consider allowing the existing gate at the middle of the property to remain to allow the owner to have access for maintenance of the property and spa.

Public Comments: None

Boardmember Discussion:

Boardmember O'Connor commented that the hedge at the corner vision clearance area could be pulled back closer to the residence to meet the vision clearance requirement and still provide some privacy considering the busy intersection and proximity to the street. Boardmember O'Connor also commented that this project presents a good opportunity to remove the overhead power line.

Vice Chair Blakemore commented that there still could be a hedge or other landscape plantings at the corner of the residence that would meet the vision clearance requirement and provide privacy, and that a hedge of 5 - 6 feet along the property, outside of the vision clearance area at the corner, is appropriate for this property. She concluded her comments by indicating that the proposed garage design is fine and that the middle gate should be removed.

Boardmember Johnson commented that there are no issues with the proposed garage and rear driveway. He concluded his comments by indicating that the middle gate is not needed and the fence should be 42" in height where required for safety.

Boardmember Little commented that he is not opposed to a higher hedge on Linden Avenue outside of the vision triangle for privacy and that the middle gate be removed or reduced in width for pedestrian use.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor, to recommend preliminary and final approval to Director with comments that the fence be 42 inches, the middle vehicle gate be removed, and 5-6 ft hedge height where allowed outside of vision clearance triangle.

VOTE: 4-0

OTHER BUSINESS: Staff announced that the July 25, 2024 ARB meeting is cancelled, and the next meeting will be August 15, 2024.

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of May 30, 2024.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor, to approve the minutes as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Villas of Carpinteria, 1250-1272 Cravens Lane - Paint Colors: The Villas of Carpinteria HOA requests review of new paint colors for the condominium complex. The colors were chosen based on the "Santa Barbara Colors" as approved by the City of Santa Barbara's Historic Landmark Commission to mimic the Spanish Revival style of the complex. Colors will be: Buildings: 50% Anacapa White Biltmore (AS 9500); Raised Stucco: Nomadic Desert (SW 6107); Fascia/Gutters: Muddled Basil (SW 7745); Trellis/Pergola/Beams: Library Pewter (SW 0038); Deck Railings/Window Railings/ Pool Fence/Mailboxes/Light Poles: Sealskin (SW 7675); Deck French Doors: Pure White (WS 7005); and Garage Doors: Reflective White (SW 7757).

The ARB provided the following comments:

- Paint colors acceptable as presented

- Better to leave garage doors and light fixtures as finished from manufacturer rather than try to paint.

Sunburst Wines, 5080 Carpinteria Ave - Private Parklet (Project 24-2297-DPR/CDP). The project would replace the existing temporary outdoor decomposed granite patio seating area allowed during the COVID-19 Emergency with a permanent brick paver patio surface, 42” fence/railing matching the existing deck fence/railing, and landscape boarder plantings matching the existing landscape palette.

The ARB provided the following comments:

- Call out location of Bay Laurel and increase size to 15 gal. instead of 5 gal. if proposed in parklet area landscaping.
- Acceptable as presented with above plant size comment.

ADJOURNMENT

Vice-Chair Blakemore adjourned the meeting at 7:42p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 15, 2024. All Boardmembers present indicated they expect to be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

September 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 1	2 8:00am City Hall Closed In Observance Of Labor Day	3 5:30pm Planning Commission Meeting - TELEVISED	4 5:00pm Fire District Board Meeting	5 8:00am CalPERS Workshops; Council Chamber; Teresa Ilasin 8:30am DTBAB Meeting; Side Conference Room 2:00pm PW Dept Staff Meeting; Council Chamber; John Ilasin	6	7
8	9 3:00pm City Council Meeting - Televised	10 5:30pm School District Board Regular Meeting (TV)	11 5:30pm Water District Board Mtg - Televised CANCELLED; Council Chamber	12 11:00am Interdepartmental Coordination Meeting; Council Chamber; John Ilasin 2:00pm PW Dept Staff Meeting; Council Chamber; John Ilasin 5:30pm ARB	13	14 9:00am Carpinteria Beautiful Meeting
15	16 5:30pm General Plan Update Committee Meeting 5:30 Start Time	17	18 5:30pm Traffic Safety Committee; Council Chamber	19 2:00pm PW Dept Staff Meeting; Council Chamber; John Ilasin 3:00pm COSMAB; Council Chamber	20 8:00am BEACON; Council Chamber	21
22	23 3:00pm City Council Meeting - Televised	24 8:00am First Aid/CPR; Council Chamber; Teresa Ilasin 3:00pm 5:30pm School District Board Regular Meeting (TV); Council Chamber	25 3:00pm Harbor Seal Advisory Board; Council Chamber 5:30pm Water District Board Meeting - Televised	26 9:30am Canceled: Interdepartmental Coordination Meeting; Council Chamber; John Ilasin 2:00pm PW Dept Staff Meeting; Council Chamber; John Ilasin 5:30pm ARB	27 8:00am BEACON Science Advisory Committee	28
29	30	Oct 1	2 5:00pm Fire District Board Meeting	3 8:30am DTBAB Meeting; Side Conference Room 2:00pm PW Dept Staff Meeting; Council Chamber; John Ilasin	4	5

City of Carpinteria
Planning Activity Summary

August 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 8/28/2024

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	
24-2304-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. Incomplete 8/14/24.	Brian	2	
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.	Syndi	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	
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	
23-2254-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. Complete 8/15/24, schedule for ARB.	Brian	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	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Pending Director approval.	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 approval 7/30/24. Waiting for Bldg permit submittal.	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	
24-2308-GPA	City of Carpinteria		Citywide	Amend Safety Element to be compliant with AB 2140	Long Range Planning preparing for PC hearing.	Mindy/Megan	5	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Schedule for PC.	Brian	5	
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, preliminary ARB 8/15/24. Schedule for PC.	Brian	5	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Long Range Planning preparing for PC hearing.	Mindy/Megan	5	
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, schedules for PC 9/03/24.	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	

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	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	
23-2243-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. On hold while State legislative session wraps up.	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	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 CC 1st read 6/24/24 CC 2nd read 7/8/24.	Megan/Mindy/ David	8	
23-2261-TUP	City of Carpinteria		Monte Vista Park	Off Leash dog park pilot program	Submitted 10/13/23. To PC for TUP approval 11/6/2023. CC approved standardized design on 2/12/24. Will be scheduled for upcoming 6 month TUP review.	Megan	8	
22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD. Revised draft submitted to HCD 11/14/22; under review. CC re-adoption 1/22/24. Resubmitted to HCD for final certification 1/23/24.	Nick/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	
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. Submitted to Coastal Commission 8/13/24, awaiting agenda for CCC hearing.	Nick/Megan	11	

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	
24-2275-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 Klientner	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. Final ARB 8/15/24. Building permit in Plan Check review.	Brian	12	
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
22-2192-CUPR/CDP	Dish Wireless	4558	Carpinteria Ave	(N) wireless communications facility collocation	Submitted 10/24/22. Incomplete 11/17/22. Resubmitted 12/16/22. Complete 1/04/23. Director Approved 1/09/23. BP submitted 1/20/23.	Brian	12	
22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 submitted 12/18/2023.	Syndi	12	

22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024.	Syndi	12	
21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	
21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023.	Syndi	12	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024.	Syndi	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	

15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	
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	
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	

24-2283-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, under construction.	Brian	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	
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, under construction.	Brian	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 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018. Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	
16-1839-CDP	Thom Vernon	500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16. BP issued 2/2/17, under construction.	Nick	14	

15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review. BP issued; under construction.	Brian	14	
08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	

04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
23-2260-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	
22-2170-SIGN	City of Carpinteria	5781	Carpinteria Avenue	New ground sign for the skate park	Submitted 7/1/2022. Director approval 8/2/2022.	Marysol	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 letter sent 7/22/2024.	Syndi	X	
24-2309-SIGN	Santa Barbara Hives	516	Palm Avenue # C	2 non-illuminated wall signs Last updated	Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction. 8/26/2024 15:35	Marysol	14	

BUILDING PERMIT REPORT

08/01/2024 - 08/26/2024



Permit #	Application Submittal Date	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
14433	8/21/2024	8/21/2024	003-280-010	867 Concha Loma	MORENO, JULIAN LIVING TRUST 5/30/18	Remove one layer of composition shingle and install composition shingles, like for like color. 23 squares	5,791	Issued		
14431	8/21/2024	8/21/2024	003-280-010	873 Concha Loma	MORENO, JULIAN LIVING TRUST 5/30/18	Remove one layer of composition shingle and install composition shingles, like for like color. 23 squares	5,535	Issued		
14430	8/21/2024	8/21/2024	003-280-010	869/871 Concha Loma	MORENO, JULIAN LIVING TRUST 5/30/18	Remove one layer of composition shingle and install composition shingles, like for like color. 40 squares	10,894	Issued		
14429	8/21/2024	8/21/2024	003-440-006	4878 Dorrance Way, Unit B	WATERMARK CARP II LLC	Remove and Replace 8 squares of composition shingle, color like for like. Repair rotted rafters, repair fascia board and trim.	8,600	Issued		
14428	8/16/2024	8/20/2024	004-112-013	4815 El Carro Lane	SELLERS, STEVEN R & CHRISTIAN, PAMELA D REVOCABLE TRUST	Re-roof house and attached garage 30 big shingles. color and material like for like. (color charcoal)	10,500	Issued		

14426	8/19/2024	8/19/2024	003-360-016	516 Palm Avenue, Suite C	SCHEEFF, D & C FAMILY TRUST 5/29/18	Sign installation per approved sign program. Sign 1 - 2'x8' non-illuminated sign above door and Sign 2 - 3'x8' non-illuminated sign on corner Unit F	1,000	Issued		
14425	8/15/2024	8/15/2024	003-153-010	4960 Carpinteria Ave (4954 Carpinteria Avenue)	MARQUEZ, RUBEN	Remove (e) roofing down to sheathing. Repair dry rot or damage as needed. Install mechanical fastened dens deck. Install pipe flashings and vents as needed. Install IB roof system PVC 060 mil. Install PVC clad metal on eaves as needed. Existing color is white hot mopped material, replacing with white PVC FR10. 25 squares total.	29,700	Issued		
14421	8/14/2024	8/14/2024	003-590-024	1457 Camellia Circle	Daniel M. and Jean A. Cornet, Trustees of D. & J. Cornet Fam. Trust	Tear off existing composition, install Landmark 30 year composition, color like for like. 24 squares.	19,461	Issued		
14418	8/13/2024	8/15/2024	003-101-022	4420 Via Real	Skunk Point LLC.	Remove (e) Burnt Sienna CertainTeed Landmark Shingles and replace with new CertainTeed Landmark Burnt Sienna Shingles. Replace dry rot and damaged sheathing as required, Install IB Roof system PVC 060 mil c membrane, install mechanical fastened dens dec\k, install all pipe flashing vents as needed. 24 squares total.	15,840	Issued		

14416	8/13/2024	8/20/2024	001-180-065	6250 Via Real BLD P	CARPINTERIA STORAGE PLACE, LP	Apply White liquid roof system over (e) one layer of White roof. 143 squares total. UL Product IQ TGFU R6935 System 9	125,125	Issued		
14415	8/13/2024	8/20/2024	001-180-065	6250 Via Real BLD O	CARPINTERIA STORAGE PLACE, LP	Apply White liquid roof system over (e) White one layer of roof. 102 squares total. UL Product IQ TGFU R6935 System 9	89,250	Issued		
14414	8/13/2024	8/20/2024	001-180-065	6250 Via Real BLD N	CARPINTERIA STORAGE PLACE, LP	Apply White liquid roof system over (e) one layer of white roofing. 100 squares total. UL Product IQ TGFU R6935 System 9	87,500	Issued		
14406	8/5/2024	8/12/2024	001-070-059	1001 Casitas Pass Road	The Towbes Group	Remove tile replace underlayment with new and re-install existing tile. Commercial - 60 squares.	123,000	Issued		
14405	8/2/2024	8/2/2024	001-241-005	1329 Camino Trillado	MARTINEZ, MICHELLE MAI TYE	Remove existing roof down to sheathing, install 1/2" CDX plywood, insyallnew underlayment, dryrot/woodwork to be replaced, install new like- for-like shingles.	27,000	Issued	Yes	
14401	8/1/2024	8/2/2024	003-200-004	4228 Carpinteria Avenue #2	Joshua W. & Patti Binder	Replace 40 gal domestic water heater with a tankless heater	5,000	Issued	Yes	

14397	7/30/2024	8/1/2024	004-019-017	4315 La Quinta Dr	RIFE, ELAINA	install 3:1 mini-split system to serve bedrooms. 3 indoor wall mount air handlers and 1 outdoor condensing unit.	10,000	Issued		
14391	7/23/2024	8/8/2024	004-007-048	5173 Cambridge Lane	CARROLL, GARY L TRUST 10/04/2012	INSTALL A ROOF-MOUNTED PV SYSTEM: · (06) REC SOLAR REC430AA PURE 2 MODULES · (06) ENPHASE IQ8A-72-2-US MICROINVERTERS · (01) SUBPANEL · (01) IQ GATEWAY TOTAL PV SIZE: 2.580KW DC, 2.404KW CEC AC	9,300	Issued		
14371	7/5/2024	8/2/2024	003-200-004	4228 Carpinteria Avenue #2	Joshua W. & Patti Binder	Master Bathroom remodel to move drain for bathtub, adding plumbing for an additional sink.	12,350	Issued	Yes	
14222	1/16/2024	8/20/2024	001-272-006	5437 Shemara Street	ECKERT & HUBENY 2018 LIVING TRUST	New 181 sf dining room addition on the West elevation, off (e) kitchen and behind (e) garage. New 120 sf uncovered stone patio off south side of new dining room addition.	54,000	Issued		
14175	11/13/2023	8/20/2024	001-070-059	1015 Casitas Pass Road	The Towbes Group	Build a non-structural half wall. New tenant (Fancy Floors).	5,000	Issued	Yes	Yes

Total Records: 20

8/26/2024