



Planning Commission Meeting Agenda

Monday, November 4, 2024 at 5:30 pm

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

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:

- Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commissioners by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, (PLEASE NOTE NEW PUBLIC COMMENT EMAIL ADDRESS) or (2) the **eComment** link on the City's agenda website

<https://carpinteriaca.gov/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

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

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

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

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

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

Planning Commissioners

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS

PUBLIC COMMENT

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

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

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

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

CONSENT CALENDAR - None

NEW PUBLIC HEARING

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

Review Procedure:

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

1) Monte Vista Off-Leash Dog Park Temporary Use Permit Status Report

Planner: Megan Musolf

Project 23-2261-TUP

Address: Monte Vista Park

Applicant: City of Carpinteria

Hearing pursuant to the adopted Conditions of Approval for Project 23-2261-TUP to receive a status report following six months of operation of the Monte Vista off-

leash dog park pilot program. The dog park is located in Monte Vista Park (APN 001-080-038).

2) Zoning Amendments for the 2023-2031 Housing Element

Planners: Mindy Fogg and Megan Musolf

Project 24-2279-ORD/LCPA

Address: Citywide

Applicant: City of Carpinteria

Hearing on behalf of the City of Carpinteria Community Development Department to consider three proposed ordinances that would implement Program 1 (Adequate Sites to Accommodate Regional Housing Needs) of the City's 2023-2031 Housing Element, and to provide recommendations to the City Council regarding adoption of the ordinances, as determined appropriate.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 3) Architectural Review Board Meeting Minutes of September 26, 2024
- 4) City calendar for the month of November 2024
- 5) Planning Activity Report as of October 30, 2024
- 6) Building Permit Report as of October 30, 2024

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, DECEMBER 2, 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, October 31, 2024 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: November 4, 2024

ITEM FOR CONSIDERATION

Off-Leash Dog Park Pilot Program Six-Month Status Report

Project 23-2261-TUP

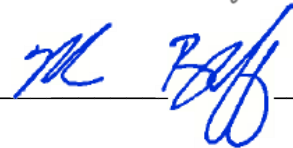
A status report to the Planning Commission concerning the Monte Vista Off-Leash Dog Park pilot program. The report summarizes findings from the first six months of the pilot program and compliance with project conditions of approval.

Report prepared by: Megan Musolf, Assistant Planner
Community Development Department



SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department



SIGNATURE

Owner: City of Carpinteria

Applicant: City of Carpinteria Parks,
Recreation & Community Services Department

Project Location: Monte Vista Park

APN: 001-080-038

Zoning: Recreation (REC)

General Plan Designation: Open
Space/Recreation (OSR)



I. RECOMMENDATION

Receive and file the staff report, and provide any relevant direction to staff.

II. PROJECT DESCRIPTION

On November 6, 2023, the Planning Commission approved a Temporary Use Permit (TUP) to allow a fenced off-leash dog park (hereafter referred to as “dog park” or “off-leash area”) to be

temporarily located within the southeast corner of Monte Vista Park for up to one year. The dog park functions as a pilot program to judge the feasibility and success of an off-leash dog park within the City. The dog park opened to the public on March 21, 2024, with a “grand opening” celebration on April 20, 2024. Condition of Approval #3 for the project requires the applicant, the City’s Parks, Recreation, and Community Services Department (“PR&CS”), to return to the Planning Commission six months following the opening of the dog park to evaluate the benefits and/or impacts of the project, and adherence to the adopted project conditions of approval. A copy of the signed Conditions of Approval for this project is provided as Attachment A.

The dog park was approved by the Planning Commission to be no more than 14,400 square feet in area and have a perimeter of no more than 500 linear feet. Upon construction, the park is 173 ft long by 67 ft wide (480 linear feet) and is constructed with silver (unpainted) chain link fencing. Fence posts were pounded into the ground to ensure stability over the one-year period. A pedestrian and dog entrance/exit point is located on the western side of the dog park, and has been connected to the existing park trail with a new path using the same decomposed granite material. The entrance/exit point consists of two consecutive gates with an enclosed space in between to prevent off-leash dogs from escaping. A double-wide locked maintenance gate is located on the northern side of the dog park to facilitate the mowing vehicles entering the premises to maintain the lawn inside the dog park. Three benches are placed inside the dog park along different sides of the fence. A dog waste station providing waste bags and a trash can is placed within the dog park, as well as a trash can approximately 40 feet outside the entry gate, to ensure all dog owners are adequately able to clean up after their pets. A padlocked storage box is placed inside the area between the entry gates to store dog park supplies. Images of the dog park, taken on September 20, 2024, are provided in Attachment C. Plans for the dog park are provided in Attachment D.

Other than the fencing and dog park amenities described above, no other alterations or modifications to the existing Monte Vista Park have been made.

III. BACKGROUND

Site Characteristics

Monte Vista Park is located on the northern edge of Carpinteria off of Bailard Avenue and is zoned Recreation (“REC”). The park is surrounded to the south by the Villa Del Mar and Casitas Village condominiums, the Vista de Santa Barbara Mobile Home Park to the southeast, and rural residential single-family homes with orchards to the west, north, and east. The western, northern, and eastern edges of Monte Vista Park are conterminous with the City limits. The park, including the parking spaces on the western side, is approximately 4 acres in size.

Monte Vista Park serves as a neighborhood park, offering a passive recreation area/lawn, children’s play area, three barbecue sites, and a restroom facility. The barbecue sites are often reserved for private parties. The park provides 20 dedicated off-street parking spaces for park users. Additional public on-street parking is available nearby along a portion of Pandanus Street and Bailard Ave, including room for approximately nine cars along the Park’s southern boundary. The off-leash dog park area is located at the southeast corner of the park, is covered

by grass, has one tree within the dog park, and is configured such that existing trees provide shade along the edges of the dog park at parts of the day.

Project History

Carpinteria Dog Owners Group (“C-DOG”) is a local community organization that advocates for the establishment of dog parks and off-leash areas in Carpinteria. C-DOG first contacted the City Council and City staff in September 2018, asking that the City take action to create an off-leash dog park within Carpinteria. Since then, PR&CS has worked with C-DOG to create a Dog Park Feasibility Study and establish two pilot programs to evaluate the placement and impacts of an off-leash dog park. A thorough project history is provided in the Planning Commission staff report for this TUP, dated November 6, 2023.¹

At the November 6, 2023 Planning Commission meeting, staff presented the Commission with a report that covered the following topics:

- A review of decision makers’ input on off-leash dog parks to date;
- A review of the findings from the former El Carro off-leash dog park pilot program;
- Consideration of the proposed pilot program at Monte Vista Park;
- General dog park design and safety considerations; and
- Proposed conditions of approval to ensure the off-leash area is functional and minimally impactful on park operations and nearby neighbors.

Public commenters at the meeting spoke both for and against the project. Representatives from C-DOG spoke in favor, noting that despite the large number of dog owners in the City, there was no off-leash area available to residents, and emphasizing that a dog park would benefit both dogs and their owners by creating a dedicated social space. Several neighbors who reside in close proximity to the park voiced concerns about parking (considering the already strained parking supply on Bailard Ave), noise, and impacts on existing park activities (like soccer practice and games). After hearing staff’s presentation and public comment from members of C-DOG, neighbors of Monte Vista Park, and other members of the public, the Commission approved the TUP on a 3-1 vote (LaFevers opposed, Allen absent) with two modifications to the recommended Conditions of Approval:

1. That the final design details of the dog park be subject to the review and approval of the City Council and/or the City Manager or his/her designee; and
2. That the applicant (PR&CS) return to the Planning Commission no later than six months after the use commences to review compliance with the Conditions of Approval and evaluate the benefits and/or impacts of the pilot program, with the Commission reserving the right to revoke the TUP for the dog park pilot program if park impacts cannot otherwise be satisfactorily mitigated.

The meeting minutes are provided as Attachment B.

¹ This staff report is available to view online at
https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1341

Pursuant to Condition of Approval #2, at the City Council's February 12, 2024 meeting, PR&CS presented three dog park design concepts for the Council's consideration. All the designs incorporated a double entry gate to prevent off-leash dogs from escaping, a garbage can and dog waste bag dispenser, and benches. The designs were proposed as a standardized design for all future dog parks in the City, as well as for the Monte Vista Park pilot program. The Council approved the standardized designs on a 5-0 vote as presented and indicated they would leave it to City staff to determine which variation was most suitable for the Monte Vista Park location. The Council additionally noted that they would like the fencing to be six feet high.

IV. ENVIRONMENTAL

At the November 6, 2024 hearing, the Planning Commission found the pilot dog park project to be categorically exempt from environmental review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the Guidelines for the Implementation of the California Environmental Quality Act ("CEQA"). These exemptions remain valid as the project continues to operate pursuant to its approved project description and TUP conditions.

V. DISCUSSION AND ANALYSIS

Monte Vista Pilot Program As-Built Dimensions

Following the February 12, 2024 City Council meeting, PR&CS staff selected standardized design variation 1 for the Monte Vista pilot program, with dimensions of 180 ft by 60 ft and all dogs sharing one space. After selecting appropriate fencing, it was determined that the dog park would need to be installed with dimensions of 173 ft by 67 ft, as the fences were made in panels and had to be installed with specific spacing to prevent gaps large enough for a dog to escape. A small slope on the eastern side of Monte Vista Park additionally influenced the dimensions of the dog park. The dog park remains below the maximum size approved by the Planning Commission set forth in the Conditions of Approval (14,400 square feet and 500 linear feet of fencing). A maintenance gate was included near the northeastern corner of the dog park to allow maintenance equipment to enter the off-leash area. Three benches, a dog waste station, and four posted copies of the dog park rules (as approved by the Planning Commission) are present in the off-leash area.

Dog Park Usage and C-DOG Involvement

C-DOG has been heavily involved with the ongoing monitoring and maintenance of the dog park. Since the dog park opened, members of C-DOG have unlocked and locked the dog park gate each day at the approved opening and closing hours. Members also regularly maintain and refill jugs of drinking water and provide dog bowls, as the nearest potable water is available at the drinking fountain approximately 250 feet from the dog park. In conversations with PR&CS, staff feels it is not necessary for C-DOG to continue to unlock and lock the dog park every day, noting that no other City park outdoor areas, such as playgrounds, are locked at night. While project conditions of approval, discussed below, stipulate hours of operation for the dog park, the park is not explicitly required to be secured after hours. Unless the Commission disagrees,

PR&CS staff is inclined to relieve C-DOG volunteers of this daily task of unlocking and locking the park.

Pursuant to condition of approval #10, C-DOG members are regularly present at the dog park as park users, as well as to help maintain the facilities, refill water jugs, monitor activity, model positive dog park behavior, and collect anecdotal data on dog park usage. Attachment E provides dog park usage data C-DOG has collected from July through September 2024. While data was not collected at the same times each day, data was collected the most frequently between the hours of 9:00-10:00 a.m. and 3:00-4:00 p.m., time periods during which the dog park saw some of the highest usage.

Table 1. Dog park usage data, collected by C-DOG volunteers (July-Sept 2024)		
	Average number of dogs	Max number of dogs
9:00 – 10:00 a.m.	6.2	11
3:00 – 4:00 p.m.	15.3	22

In addition to collecting usage data, C-DOG volunteers handed out surveys to people using the dog park in August and September 2024. The survey form and data collected are provided as Attachment F. C-DOG volunteers received completed surveys from 72 people. One question asked how many times per week respondents used the dog park— the most common responses were 3 times per week (19 respondents) and 7 times per week (14 respondents). A majority of respondents (79%) indicated they drove to Monte Vista Park to use the dog park. Sixty percent (60%) of respondents stated they would like a separated small dog area to be provided at the dog park. When asked to rate the dog park out of 5, 90% of respondents responded with a 4 or 5 out of 5. The survey also asked for written comments about the dog park. Responses were overwhelmingly positive, with some critical feedback— some users requested more seating inside the dog park, stated that the latch to the entry gate does not work well, and asked for more permanent/sturdy fencing.

Issues and Complaints

Code Compliance estimates that the City has received between 10 and 20 complaints related to dogs at Monte Vista Park since the off-leash area opened. These complaints have been received through direct calls/emails to Code Compliance, submitted through the GoGov service request portal,² or relayed from the Sheriff’s office. Code Compliance staff note that most of the complaints were received soon after the dog park opened. The most common complaint type involved dog owners allowing their dogs to be off-leash at Monte Vista Park outside the off-leash area. This behavior is not new since the opening of the dog park, and is not directly attributable to the dog park itself as the posted rules state “Dogs must remain leashed at all times when outside of the off-leash area.” Code Compliance staff note anecdotally that some owners engaged in this behavior have done so because the off-leash area was crowded, leading them to exercise their dog(s) off-leash on the Monte Vista main lawn area instead. Such a rationale suggests a demand for additional off-leash areas beyond what the space of the pilot program is

² Members of the public can submit service requests or complaints via GoGov by utilizing the City Website at carpinteriaca.gov/service-request/ or by downloading the GoGov City of Carpinteria app from the Apple App Store or Google Play Store.

able to provide, but again is not a direct consequence of the dog park itself— City leash regulations remain unchanged outside of the off-leash area.

Code Compliance has not received any noise or parking complaints regarding the dog park. Anecdotally, City staff have visited the dog park over 20 times, primarily Monday-Friday, and have noted consistently that noise levels are not above ambient levels, and that parking spots in the Monte Vista Park lot and along Pandanus Street are available at these times. Staff have occasionally spoken with dog park users, some of who are nearby residents— one resident related that although they were initially against the location of the dog park, they have since come to enjoy it, bring their dog there almost daily, and do not find it problematic. Code Enforcement received one call regarding parking at Monte Vista Park; however, staff found it was the result of a large party occurring at the BBQ area, and not directly attributable to the dog park.

There have been two dog bite incidents at the dog park— one in which a dog bit its owner and one in which a dog bit a different owner’s grandchild. In both instances, a dog bite report was properly filed with Code Compliance staff pursuant to CMC Chapter 6.04 and the bite did not result in serious injury.

Overall, the fencing and grass/landscaping at the dog park has remained well-maintained. However, in some areas close to the entry gate inside the dog park, the grass has worn away, leaving dirt patches (see Attachment C, page 3).

Compliance with Conditions of Approval

This section provides a summary of the dog park pilot program’s compliance with the adopted TUP Conditions of Approval. Overall, staff finds that the dog park has been installed and is operating sufficiently in compliance with project conditions.

- 1. This Temporary Use Permit (TUP) approval is restricted to APN 001-080-038, known as Monte Vista Park, and is for a year-long pilot program, from the date that the off-leash dog park becomes operational, for an off-leash dog park (hereby referred to as “off-leash area” or “dog park”) located in the southeast portion of the parcel.*
- 2. The final design details of the dog park shall be subject to the review and approval of the City Council and/or the City Manager or his/her designee. Design details may include, but are not limited to, final dimensions, location, fence height, number and location of entrances, and signage/trash receptacle locations.*

The dog park has been installed in the correct location and is within the approved size limits. The City Council approved the final design of the dog park and, apart from the minor reduction in dimensions as discussed above, has been constructed pursuant to the approved design, including fence height, waste receptacles, and entrances/exits.

- 3. The applicant shall return to the Planning Commission no later than six months after the use commences to review compliance with the Conditions of Approval and evaluate the benefits and/or impacts of the pilot program. At that time, and as warranted, the Commission may modify*

or amend the Conditions of Approval if the project is found to not be in compliance with the approved conditions, or if the pilot program is found to be creating public nuisance impacts for surrounding uses. If, in the opinion of the Planning Commission, the negative impacts of the pilot program cannot be suitably addressed through modified or amended conditions of approval, the Commission reserves the right to revoke the TUP for the dog park pilot program.

This status report and its corresponding public hearing item at the November 4, 2024 Planning Commission hearing satisfies Condition of Approval #3.

4. *Dogs shall be allowed off-leash only within the designated fenced area of Monte Vista Park. For the duration of the pilot program the area shall be designated for dogs to exercise and socialize while off leash, under the supervision of dog owners or dog handlers.*

Signage at the entrance of the dog park informs users that their dog(s) must be leashed upon exiting the off-leash area. City leash regulations (Carpinteria Municipal Code (“CMC”) Section 6.04.230) continue to apply outside of the dog park.

5. *All other programs, uses, and facilities at Monte Vista Park shall continue to operate as usual and in a manner in compliance with CMC Chapter 14.38 – REC RECREATIONAL DISTRICT.*

Throughout the pilot program, Monte Vista Park has continued to operate as usual, with no reported disruptions to BBQ area rentals, playground use, or soccer activities in other areas of the park.

6. *The fence shall be properly maintained and promptly repaired upon damage. Fencing shall not exceed 500 linear feet or enclose an area larger than approximately 14,400 square feet in area. The overall size and location of the fenced off-leash area shall be substantially in compliance with the approved project description and exhibits.*

The dog park, as built, contains 480 linear feet of fencing and encloses 11,591 square feet, which is below the maximum size approved by the Planning Commission. The park was installed in the southeast corner of Monte Vista Park, as approved by the Commission.

7. *No dogs shall be allowed off-leash in Monte Vista Park until installation of the fence and gates has been completed and the off-leash dog area becomes operational.*

The City enforced its leash law as usual in Monte Vista Park prior to the dog park opening on March 21, 2024.

8. *The number of dogs a single person may bring into the off-leash area under his or her supervision shall be limited to a maximum of three (3) dogs.*
9. *Hours of operation for the off-leash area shall be restricted to 7:30 a.m. until 30 minutes after sunset.*

Conditions 8 and 9 have been included on the posted dog park rules in the dog park. To date, C-DOG members have unlocked and locked the entry gate to the dog park at 7:30am and 30 minutes after sunset, respectively.

10. *C-DOG members are encouraged to be present on a regular basis at the dog park to collect and provide PR&CS with usage data at regular intervals. C-DOG leadership shall encourage its members to provide an example of compliant and considerate behavior at all times in and around the off-leash area.*
11. *C-DOG and PR&CS should promote alternative methods of transportation to dog park users, such as bicycling, walking, and carpooling, in order to mitigate traffic and parking demand at Monte Vista Park and the surrounding neighborhood.*

As discussed above, C-DOG volunteers have been present on a regular basis to unlock and lock the park, collect usage data, and/or pass out user surveys. The volunteers have helped mitigate conflicts between dogs, kept the dog park clean, and provided drinking water for dogs. While a majority of survey respondents indicated they drove to Monte Vista Park, parking has not been reported as a significant issue created by dog park users.

12. *The rules for the off-leash area shall include, at minimum, the following:*
 - a. *Owners are legally responsible for the behavior of their dog(s). Use of the off-leash area is at your own risk. Dogs must be leashed while entering and exiting the off-leash area. Dogs must remain leashed at all times when outside of the off-leash area. Dogs must be licensed and up to date on vaccinations.*
 - b. *Leaving dogs unattended is prohibited.*
 - c. *Owners/handlers must be within the off-leash area and supervising their dogs at all times with a leash readily available.*
 - d. *Limit of three (3) dogs maximum per handler.*
 - e. *Dogs must wear a collar with identification at all times while in the off-leash area.*
 - f. *Owners/handlers must clean up after their dog(s) immediately.*
 - g. *Dogs in heat and puppies under four (4) months of age are prohibited.*
 - h. *Aggressive dogs must be muzzled or removed.*
 - i. *Children under age 13 must be supervised by an adult at all times.*
 - j. *Young children must be closely supervised*
13. *Signs shall be posted at a minimum of four (4) locations along the perimeter of the dog park, with one at each entrance and exit. Signage shall include the hours which the off-leash area is open, the rules for the dog park, and the phone number for Carpinteria Code Compliance. Signage shall be maintained throughout the duration of the pilot program and shall be printed in a clear, legible font.*

PR&CS, in collaboration with C-DOG, have installed four signs at the dog park with the required information, including all rules. Upon staff's site visit on September 20, 2024, all signs were legible and remained in good to moderate condition.
14. *At least one trash receptacle shall be kept within the dog park and serviced on the same schedule as other trash receptacles in Monte Vista Park.*

One trash can is located inside the dog park and has been regularly serviced by Public Works staff. An additional existing trash can serving the park is provided nearby, outside of the fenced dog park area.

15. *Upon conclusion of the pilot program, PR&CS shall be responsible for removing all fencing and other temporary amenities for the dog park such as benches and dog waste stations from Monte Vista Park, and restoring the area to its pre-dog park condition.*

PR&CS is aware of this requirement and Community Development staff will work with PR&CS staff to ensure the conclusion of the pilot program and related site restoration activities are completed properly.

16. *Any proposed amendment to the approved project description or Temporary Use Permit application must be first reviewed and approved by the City. Minor amendments may be approved by the City Manager or Community Development Director. Major amendments or revisions will require review and approval by the Planning Commission.*
17. *In the event PR&CS wishes to extend the temporary pilot program for the off-leash area beyond the permitted one-year term, PR&CS shall apply for a new Temporary Use Permit and return to the Planning Commission for reauthorization. Should PR&CS seek to make the off-leash area permanent, an application for a development plan shall be submitted and reviewed pursuant to CMC Chapter 14.68.*

PR&CS is aware of the TUP's one year timespan, and have indicated to CDD staff that PR&CS intends to apply to reauthorize the TUP for an additional one year prior to the current TUP's expiration. Granting an additional year for the pilot program would allow the park to remain in operation while PR&CS pursues approval of a development plan application for a permanent dog park at Monte Vista Park. The additional year for the pilot program would also allow for PR&CS, in collaboration with C-DOG, to fundraise and/or budget for the construction of the permanent dog park.

18. *If, at any time, the City determines that there has been, or may be, a violation of the findings or conditions of this TUP, 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 City has not been made aware of any situations regarding the dog park that would warrant public review of the TUP by the Planning Commission, with the exception of this status report as required by Condition #3.

19. *This permit shall not be effective until a copy of the Conditions of Approval has been officially executed by PR&CS and filed with the Community Development Department. Acknowledgement of understanding conditions and agreement to comply shall be documented by supplying the City with a signed copy of the Conditions.*

The signed project Conditions of Approval are on file with the Community Development Department, a copy of which are provided as Attachment A.

TUP Renewal Condition

As noted in the discussion above for Condition of Approval #17, PR&CS intends to apply to reauthorize the TUP for an additional one-year term. If, through this status support, the Commission finds that the dog park has operated successfully and in compliance with the current Conditions of Approval, and no changes to project conditions or park operations are warranted, staff requests Condition of Approval #17 be amended such that a subsequent TUP application instead be allowed to be considered by the Community Development Director. This would eliminate the need for the dog park pilot program to return to the Commission in a few months for the TUP reauthorization.

Compliance Summary

The relationship between the dog park, dog park users, neighbors, and Monte Vista Park visitors has remained amicable throughout the first six months and the few logged complaints/incidents have been minor in nature and successfully handled by Code Compliance staff. As noted previously, the majority of complaints filed have stemmed from dog owners outside the dog park allowing their dogs to exercise off-leash, a recurring violation that predates the dog park. In conclusion, staff finds that the dog park has operated successfully without major incidents or causes for concern, and in compliance with the project conditions of approval.

VI. ACTION OPTIONS

1. Receive and file the staff report, and provide any relevant direction to staff. (*Staff's recommendation*)
2. Provide specific changes to the TUP Conditions of Approval to address concerns which cannot be resolved through the current project Conditions.
3. Revoke the TUP for the pilot program due to unmitigable conflicts and/or nuisance impacts.

VII. ATTACHMENTS

<u>Attachment A</u>	Signed Conditions of Approval, dated November 20, 2023
<u>Attachment B</u>	Planning Commission Meeting Minutes from November 6, 2023
<u>Attachment C</u>	Photos of the Monte Vista Dog Park, taken September 20, 2024
<u>Attachment D</u>	Monte Vista Dog Park Plans
<u>Attachment E</u>	Dog park usage data from C-DOG
<u>Attachment F</u>	Dog park survey results from C-DOG

Attachment A

Signed Conditions of Approval, dated
November 20, 2023



CITY OF CARPINTERIA TEMPORARY USE PERMIT

Monte Vista Fenced Off-leash Dog Park Pilot Project Case 23-2261-TUP Monte Vista Park (APN 001-080-038)

FINDINGS OF APPROVAL

Prior to approving this Temporary Use Permit, the City of Carpinteria Planning Commission has made the following determinations:

1. The proposed temporary use will be compatible with adjacent uses and will not adversely affect the surrounding neighborhood by means of odor, noise, dust, or other nuisance;
2. Additional parking required by the temporary use is provided onsite and on-street parking is available in the surrounding neighborhood;
3. Increased traffic caused by the temporary use will not adversely affect the surrounding neighborhood or City at large;
4. The proposed temporary use is consistent with all applicable provisions of the Coastal Land Use Plan, General Plan, Municipal Code, and other City regulations.

CONDITIONS OF APPROVAL

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.

COMMUNITY DEVELOPMENT DEPARTMENT

1. This Temporary Use Permit (TUP) approval is restricted to APN 001-080-038, known as Monte Vista Park, and is for a year-long pilot program, from the date that the off-leash dog park becomes operational, for an off-leash dog park (hereby referred to as “off-leash area” or “dog park”) located in the southeast portion of the parcel.
2. The final design details of the dog park shall be subject to the review and approval of the City Council and/or the City Manager or his/her designee. Design details may include, but are not limited to, final dimensions, location, fence height, number and location of entrances, and signage/trash receptacle locations.

3. The applicant shall return to the Planning Commission no later than six months after the use commences to review compliance with the Conditions of Approval and evaluate the benefits and/or impacts of the pilot program. At that time, and as warranted, the Commission may modify or amend the Conditions of Approval if the project is found to not be in compliance with the approved conditions, or if the pilot program is found to be creating public nuisance impacts for surrounding uses. If, in the opinion of the Planning Commission, the negative impacts of the pilot program cannot be suitably addressed through modified or amended conditions of approval, the Commission reserves the right to revoke the TUP for the dog park pilot program.
4. Dogs shall be allowed off-leash only within the designated fenced area of Monte Vista Park. For the duration of the pilot program the area shall be designated for dogs to exercise and socialize while off leash, under the supervision of dog owners or dog handlers.
5. All other programs, uses, and facilities at Monte Vista Park shall continue to operate as usual and in a manner in compliance with CMC Chapter 14.38 – REC RECREATIONAL DISTRICT.
6. The fence shall be properly maintained and promptly repaired upon damage. Fencing shall not exceed 500 linear feet or enclose an area larger than approximately 14,400 square feet in area. The overall size and location of the fenced off-leash area shall be substantially in compliance with the approved project description and exhibits.
7. No dogs shall be allowed off-leash in Monte Vista Park until installation of the fence and gates has been completed and the off-leash dog area becomes operational.
8. The number of dogs a single person may bring into the off-leash area under his or her supervision shall be limited to a maximum of three (3) dogs.
9. Hours of operation for the off-leash area shall be restricted to 7:30 a.m. until 30 minutes after sunset.
10. C-DOG members are encouraged to be present on a regular basis at the dog park to collect and provide PR&CS with usage data at regular intervals. C-DOG leadership shall encourage its members to provide an example of compliant and considerate behavior at all times in and around the off-leash area.
11. C-DOG and PR&CS should promote alternative methods of transportation to dog park users, such as bicycling, walking, and carpooling, in order to mitigate traffic and parking demand at Monte Vista Park and the surrounding neighborhood.
12. The rules for the off-leash area shall include, at minimum, the following:
 - a. Owners are legally responsible for the behavior of their dog(s). Use of the off-leash area is at your own risk. Dogs must be leashed while entering and exiting the off-leash area. Dogs must remain leashed at all times when outside of the off-leash area. Dogs must be licensed and up to date on vaccinations.

- b. Leaving dogs unattended is prohibited.
 - c. Owners/handlers must be within the off-leash area and supervising their dogs at all times with a leash readily available.
 - d. Limit of three (3) dogs maximum per handler.
 - e. Dogs must wear a collar with identification at all times while in the off-leash area.
 - f. Owners/handlers must clean up after their dog(s) immediately.
 - g. Dogs in heat and puppies under four (4) months of age are prohibited.
 - h. Aggressive dogs must be muzzled or removed.
 - i. Children under age 13 must be supervised by an adult at all times.
 - j. Young children must be closely supervised
13. Signs shall be posted at a minimum of four (4) locations along the perimeter of the dog park, with one at each entrance and exit. Signage shall include the hours which the off-leash area is open, the rules for the dog park, and the phone number for Carpinteria Code Compliance. Signage shall be maintained throughout the duration of the pilot program and shall be printed in a clear, legible font.
14. At least one trash receptacle shall be kept within the dog park and serviced on the same schedule as other trash receptacles in Monte Vista Park.
15. Upon conclusion of the pilot program, PR&CS shall be responsible for removing all fencing and other temporary amenities for the dog park such as benches and dog waste stations from Monte Vista Park, and restoring the area to its pre-dog park condition.
16. The conditions of this approval supercede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans as they pertain to the Temporary Use Permit.
17. All requirements of the City of Carpinteria and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
18. 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 Temporary Use 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.

19. Any proposed amendment to the approved project description or Temporary Use Permit application must be first reviewed and approved by the City. Minor amendments may be approved by the City Manager or Community Development Director. Major amendments or revisions will require review and approval by the Planning Commission.
20. In the event PR&CS wishes to extend the temporary pilot program for the off-leash area beyond the permitted one-year term, PR&CS shall apply for a new Temporary Use Permit and return to the Planning Commission for reauthorization. Should PR&CS seek to make the off-leash area permanent, an application for a development plan shall be submitted and reviewed pursuant to CMC Chapter 14.68.
21. If, at any time, the City determines that there has been, or may be, a violation of the findings or conditions of this TUP, 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.
22. This permit shall not be effective until a copy of the Conditions of Approval has been officially executed by PR&CS and filed with the Community Development Department. Acknowledgement of understanding conditions and agreement to comply shall be documented by supplying the City with a signed copy of the Conditions.

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



Applicant

11/20/23

Date

Attachments: Temporary Use Permit application and attachments dated October 13, 2023

Attachment B

Planning Commission Meeting
Minutes from November 6, 2023

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Benefield. Commissioners Present: Jane L. Benefield, Chair Glenn La Fevers, Vice-Chair John Moyer Katherine Salant Commissioners Absent: David Allen Others Present: Nick Bobroff, Community Development Director Syndi Souter, Senior Planner Megan Musolf, Assistant Planner Jena Shoaf Acos, City Attorney, Brownstein, Hyatt, Farber & Schreck Aida Thau, Management Analyst, Parks & Recreation	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff reported that the revised Draft Housing Element update is available on the City’s website and open for comments and feedback. He introduced three new staff members: Brian Banks who will fill Nick’s previous position of Principal Planner and brings 9 years’ experience with the County, as well as 9 years of private consulting experience; Mindy Fogg, Principal Planner of the long-range planning division, who has 22 years of public sector planning experience, most recently with Ventura County; and Megan Musolf, Assistant Planner of the long-range planning division, who just completed two internships and a degree in Environmental Studies.	ANNOUNCEMENTS
PUBLIC COMMENT Gail Marshall, a former county supervisor, said that Carpinteria is working with a community plan that is twenty years old. She said there have been many changes since it was adopted in 2003 and we are facing many important issues. She said work on the update began in 2016, stalled for various reasons and needs to be prioritized. Chair Benefield agreed and commented that we now have planners to work on it.	PUBLIC COMMENT

CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held September 5, 2023 MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 4-0 (Benefield, La Fevers, Moyers and Salant in favor) to approve the regular Planning Commission meeting minutes of September 5, 2023, as presented.	CONSENT CALENDAR
NEW PUBLIC HEARINGS 2) Pura Residence Remodel Project #: 23-2230-CUP/CDP Address: 761 Olive Avenue Applicant: Randy Pura and Aly Morita Planner: Syndi Souter Hearing on the request of Randy Pura and Aly Morita to consider Project 23-2230-CUP/CDP (application filed June 29, 2023) for approval of a Conditional Use Permit and a Coastal Development Permit to allow an interior and exterior remodel with structural alterations to an existing 716 square-foot legal-nonconforming single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District, §14.62 - Conditional Use Permit, and §14.82 - Nonconforming Uses; and to approve an Exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-324-004, addressed as 761 Olive Avenue. DISCLOSURE OF EX-PARTE COMMUNICATIONS – None Senior Planner Syndi Souter presented the staff report. She explained the project meets city policy objectives despite its non-conformance. PUBLIC HEARING OPENED Chair Benefield opened the public hearing. Patrick O'Connor provided some history of the neighborhood. He explained the area from Palm Avenue to the creek was rezoned from single family to PRD-20 in 1987. He pointed out that there are two residences on the property that make it a multi-family lot, and he suggested a Development Plan that addresses long-term plans for the property.	NEW PUBLIC HEARINGS

Ms. Souter explained that when a property necessitates a Development Plan and a Conditional Use Permit, the permits are processed together under the Conditional Use Permit, which is what is happening now.

Community Development Director Nick Bobroff added that the non-conforming uses chapter (Section 14.82) addresses how we handle upgrades to non-conforming properties, which applies to this scenario.

Applicant Randy Pura said he and his wife are very excited to become full-time residents of Carpinteria as soon as possible.

PUBLIC HEARING CLOSED

Chair Benefield closed the public hearing.

Commissioner Salant said she visited the site, entered the house and met the owners. She feels the project honors the history of the town and the neighborhood. She noted they are bringing it up to 2023 living standards without changing the exterior. She described the framing as historic, with old growth timber.

MOTION

Commissioner Moyer moved to adopt attached Resolution PC No. 23-010 thereby approving Project 23-2230-CUP/CDP to allow an interior and exterior remodel with structural alterations to an existing legal non-conforming single-family residence located at 761 Olive Avenue and to accept a categorical exemption pursuant to §15301, §15302 and §15332 of the California Environmental Quality Act (CEQA). Motion passed 4-0 by the following roll call vote: Commissioner Moyer voted yes, Commissioner La Fevers voted yes, Commissioner Salant voted yes and Chair Benefield voted yes.

- 3) Monte Vista Off-leash Dog Park Pilot Project
 - Project # 23-2261-TUP
 - Address: Monte Vista Park
 - Applicant: City of Carpinteria
 - Planner: Megan Musolf

Hearing at the request of the City of Carpinteria Parks, Recreation, and Community Services Department to consider Project 23-2261-TUP for a Temporary Use Permit to allow an off-leash dog park pilot project (application filed October 13, 2023) enclosed within a fenced area of approximately 14,400 square feet located in the southeast corner of Monte Vista Park for one year under the provisions of Carpinteria Municipal Code (CMC) §14.38 - Recreation District and §14.64 - Temporary Use Permit;

and to accept the CEQA Exemption pursuant to §15303 and 15304 of the CEQA Guidelines. The application involves APN 001-080-038, located at the northern end of Bailard Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

Assistant Planner Megan Musolf presented the staff report.

Attorney Jena Shoaf Acos addressed the issue of liability. Under law, public entities are not liable for dog fights or injuries at a dog park; however, there can be liability for dangerous conditions at the park. She explained that design immunity is used to address this, which means a city is not liable for dangerous conditions of its properties if it meets a couple of factors. One is that it must be approved by someone with authority, such as the Planning Commission, City Council or City Manager.

Ms. Musolf detailed staff's recommended conditions of approval for minimizing nuisances, as well as a revision to Condition No. 2 requiring final design approval from the City Council, including a determination of the fence height. She reviewed action options, explaining that staff is recommending approval of the Temporary Use Permit detailed under Action Option 1.

Additional project details were provided in response to the Planning Commission's questions about fence heights, permits, the number of dogs allowed in at once, etc. Regarding the fence height, Chair Benefield opined 6 feet would be ideal.

In response to a question why the El Carro dog park did not work as a permanent location, Community Development Director Nick Bobroff explained there were some inherent conflicts in using Shared Use facilities. He said for the off-leash park to be successful, it would have required on-site supervision, which the city did not have the resources to provide.

Commissioner Moyer asked about the percentage of Carpinterians served. Ms. Musolf said the El Carro dog park was being used by 34 dogs per day, according to C-DOG's data. Among other things, she said City Council directed staff to find multiple small off-leash sites throughout Carpinteria to accommodate the estimated 600 dogs in town, so every dog doesn't have only one park to go to.

Commissioner Salant asked for more details on the sites that had been selected. Aida Thau on behalf of the Parks and Recreation Department spoke about the long-term goal of finding suitable sites at multiple locations throughout the city, noting each site would have its own footprint,

with the goal of lessening impacts to neighborhoods. She said they cannot specify how many sites there will be at this point.

PUBLIC HEARING OPENED

Chair Benefield opened the public hearing.

Jim Bailard, 150 Bailard Avenue, said Monte Vista Park is not the right place. He said it is a very dense area, the park is fully utilized, and there are a lot of soccer and volleyball participants and spectators. There are exercise classes, people just hanging out, and picnics and parties with up to 200 people at once. He described the parking situation as completely out of control, with cars parking on the grass and spillover to no-parking zones that block his own driveway. He said there have been complaints that the city has not stepped up with code enforcement. He complained it's not fair to push the city's recreational needs to one park.

Silvia Echeverria, who served as Supervisor of Animal Control for 28 years, said she could provide special insight. She noted we have under 1000 licensed dogs in the city. She owns a condo in the neighborhood, as well as several of her family members. She noted the natural beauty and serenity of the park, its ocean views and birds that reside there, such as owls and egrets, and expressed concern about its unsupervised use. She suggested exploring alternative sites in the area, such as the State Park, Lagunitas open space, the front of Venoco (Chevron), and the Whitney property. She emphasized the parking situation is *very* bad, necessitating her to coordinate parking when entertaining. Another big concern of hers is the noise; she warned there is a row of homes facing the park that will likely complain about it. She also brought to attention that there is a tar seep in the corner of the park that construction might exacerbate.

Van Fleisher expressed support and spoke about how for many, particularly the elderly, an off-leash park is the only way their dogs can get exercise. He said it was specifically three neighbors at El Carro Park who were intolerant of dogs barking. He described the dog owners as a community who look out for each other. Among other things, he said they have no place to go, and the C-DOG group has a plan in place to make things work. Chair Benefield asked if there was a plan to monitor it, and he said their treasurer lives in the area and is there every morning.

Jackie Morris expressed support and said it would mean the world for so many dog owners in Carpinteria. She pointed out a lot of communities advertise dog parks as part of their amenities. She explained that part of the problem with the off-leash area at El Carro Park was they had only 2 hours every day to use it, and everyone came at that time, making it too active. Because it will be an all-day thing at Monte Vista, there will not be a

bunch of cars converging at once. She added that they are sensitive to keeping the noise down.

Tristine Rainer expressed support and said Carpinteria is fortunate to have a dog owners group that is so community minded. She lives in Casitas Village and it is unsafe for her to walk her dog, because she's little and her dog is big (she broke her arm). She said we have an opportunity to try this with a great group of dog owners.

Rosaline Pfeiffer expressed concern about barking and said with the condos on Pandanus Street abutting the park, it's going to be a nightmare. She stressed the lack of parking and said it is needed for the residents. With soccer activities, they often have 50 cars needing parking. She stressed that it is a dense community and people won't be able to park on the street due to the dog owners. She said if this has to be done, six months is enough. She said she dreads the noise and described the gates as ugly.

Sandra Duncan expressed support. She said she moved here during the pandemic and if not for C-DOG and her Golden Retriever, she probably wouldn't have had a conversation with anyone in this town. She said with Shared Use, if just one kid steps on poop, the deal is off. Regarding noise concerns, she emphasized her dogs are not louder than her grandkids. The dogs are happy to be with each other and not barking all at once. She added that older people who are introverted need a dog to get them out of the house.

Community Development Director Nick Bobroff noted that two written comments had been received and were made available to the Commission.

PUBLIC HEARING CLOSED

Chair Benefield closed the public hearing.

BREAK - Chair Benefield called for a 2-minute break.

Ms. Thau of Parks and Recreation clarified why the Monte Vista Park location had been chosen. She explained original plans were for a permanent park at Lagunitas but they were delayed due to funding, and a place was needed in the meantime for the dog owners who have been waiting a long time. She said that they have come before the Planning Commission at the request of the City Council to seek approval for the Monte Vista location, with final design approval still needed by City Council. Other pilot locations are not known at this point, but the long-term goal is to have multiple parks throughout the city to lessen impacts on one neighborhood.

Discussion took place about potential sites, with Commissioner Salant inquiring about the availability of temporarily using the Chevron site near Carpinteria Ave. Mr. Bobroff said it appears in the site feasibility study, but its availability is currently not known, and they could reach out to Chevron. Salant suggested they start the process of finding out if it could be used.

Commissioner La Fevers expressed support for the concept. He said he feels a TUP is an appropriate tool to make the findings regarding safety and nuisance impacts. He's in support of a dedicated use dog park and likes the idea of having more than one in the city. He expressed that parks in general have impacts near adjacent areas but there are opportunities to neighbors and community that offset them. He is not overwhelmingly in support of the location. He prefers a six-foot fence rather than a four-foot one to add a level of comfort for small kids in the area. The space is small and he doesn't anticipate seeing 20 or 30 dogs at a time. He thinks a dog park can be compatible with local parks and other properties identified in the study. He thinks there are better locations in the city where this could work, and he'd be looking for a more central location. He believes there is room at El Carro Park due to the amount of space there. He can't see himself supporting Monte Vista Park as a starting place, he said.

Commissioner Salant said the dog owners are quite organized and she thinks they can work it out with the neighborhood when there would be the least impact. For example, they can show up during the day when people are at work and don't need parking or park at the bluffs and walk over.

Commissioner Moyer said he agrees with most of La Fevers' comments. He said the city has already spent a lot of money, and if you are going to invest in fences you should carry it through for a year. He described the area as the densest neighborhood in Carpinteria, noting dogs live there, too. He said that this is the beginning, and it won't be the only park, so you won't have many dogs there at once (eventually). He also pointed out that the condos have 2-car garages and questioned why cars are parked on the street. He said no matter where you place a dog park, there will be just as many complaining. He expressed support for the project as written.

Chair Benefield brought up concerns about noise and parking. She described the area as very dense and said if people aren't required to park in garages, they won't do it. She is against modifying parking, yet we always allow it. She said she will only support the pilot park if it's for six months and wants it to be a land use issue, so we can find out if there are any problems. She cannot make the findings that the park is compatible with the uses. On a Monday afternoon you can hardly park, she said.

Community Development Director Nick Bobroff offered a compromise between the nuisance issues and the need for a pilot project to go forward. He explained an option would be to grant it for one year but bring it back at the end of the 6-month period to see what is working and not working, and adjust conditions, if necessary. He clarified that if problems are intractable and outweigh benefits, the Planning Commission would have the authority to revoke the permit. MOTION Chair Benfield moved that they approve the TUP for the dog park with the caveat that in 6 months it comes back to the Planning Commission for a hearing, and at that time assess the issues, if any, and have the option to revoke the permit. Community Development Director Nick Bobroff suggested adding additional details to the motion as follows: to adopt the Resolution by approving the TUP to allow for the pilot project of the dog park with amended language for Condition 2 about the design of the park going to the City Council, with an added amendment to require the project to return to the Planning Commission after 6 months of use to report how the facility is going, and as needed to modify the project conditions or park rules and revoke the permit if warranted. Chair Benefield agreed with Bobroff's suggestions, and Commissioner Moyer seconded the motion. Motion passed 3-1 by the following roll call vote: Moyer voted yes, Salant voted yes, La Fevers voted no and Chair Benefield voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
DIRECTOR'S REPORT 4) Architectural Review Board Meeting Minutes of August 17, 2023, August 31, 2023, and September 14, 2023. 5) City Calendar for the month of November 2023 6) Planning Activity Report as of October 31, 2023 7) Building Permit Report as of October 31, 2023 Community Development Director Nick Bobroff reviewed the materials.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, December 4, 2023 – All present indicated they could attend. Bobroff said there are no public hearings but	ATTENDANCE FOR NEXT MEETING

there will be a joint meeting with the City Council where the city attorney will review state housing laws.	
ADJOURNMENT – Chair Benefield adjourned the meeting at 7:51 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

Attachment C

Photos of the Monte Vista Dog Park,
taken September 20, 2024

Photos from site visit: September 20, 2024



Approaching the dog park from the park path along Pandanus St. A bicycle rack provides convenient parking.



The entrance to the dog park, showing the new path and the double entry gate.



A message board flanks the entrance.



The six-foot fencing along Pandanus St.



Standing inside the double-gated entry, looking toward Pandanus St. and neighboring condominiums.



Looking at the double-gated entry from inside the dog park.



The dog waste bag dispenser and trash can inside the dog park.



Looking east from the southwest interior corner of the dog park.



Looking west from the northeast corner of the dog park, showing the remainder of the Monte Vista Park lawn.



Looking east from inside the dog park. One tree is present inside the park, as well as three benches (one shown here).



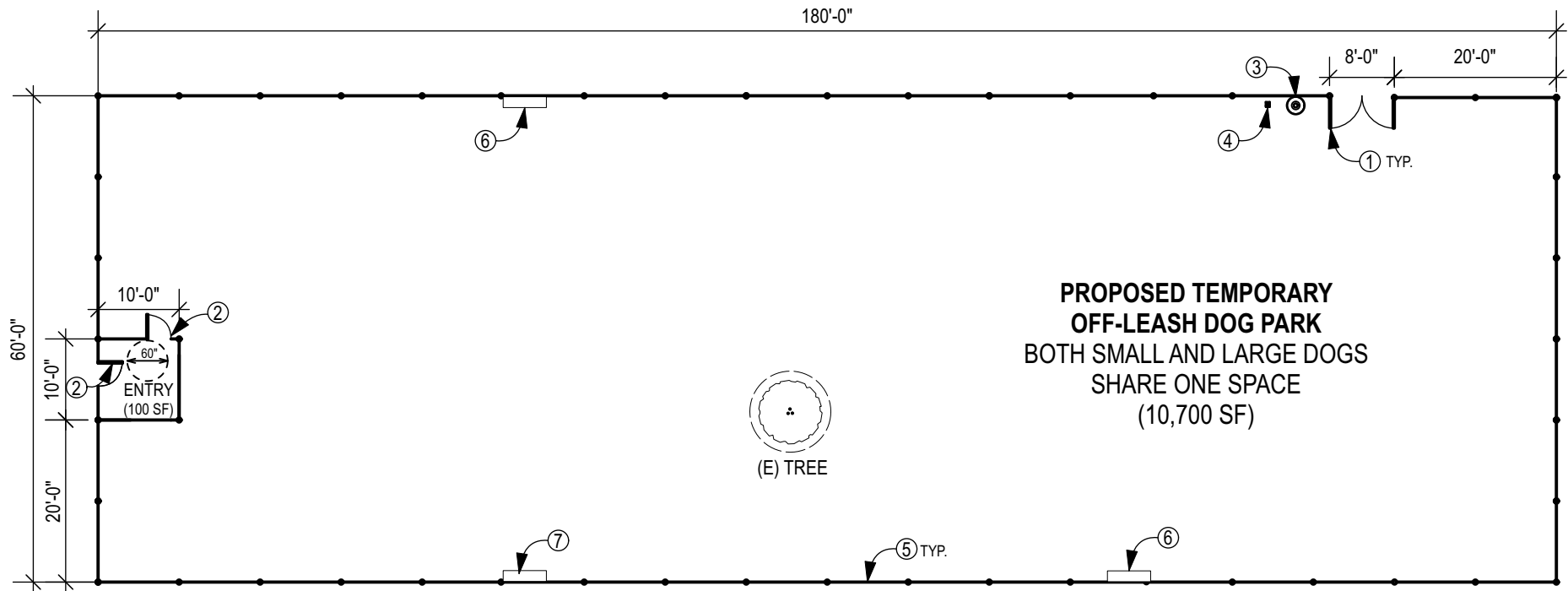
Looking east from the southwest corner of Monte Vista Park. Landscaping softens the appearance of the fencing from further away.



Looking northeast at the dog park from the corner of Jacaranda Way and Pandanus St.

Attachment D

Monte Vista Dog Park Plans

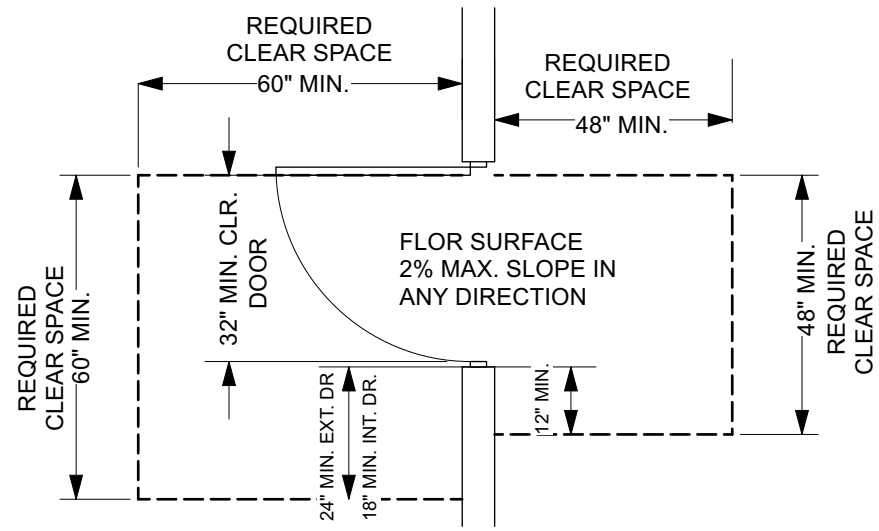


FENCE PLAN

Scale: 1" = 20'-0"

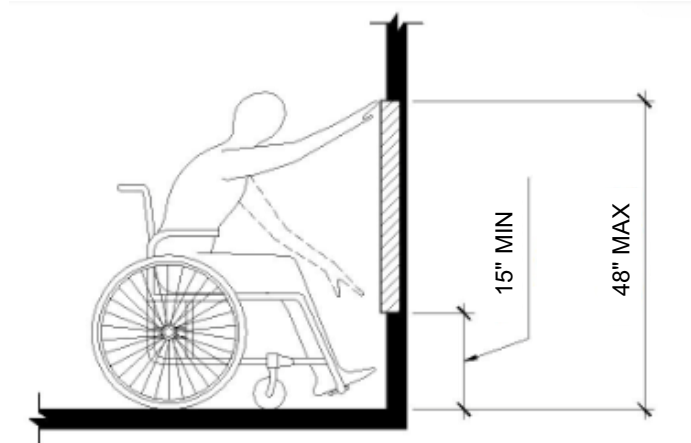
KEYNOTES

- | | |
|--|--|
| ① 8'-0" X 4'-0"/6'-0" GATE | ④ PET BAGS- SHALL BE PLACED AT A HEIGHT OF 34" ABOVE GROUND FOR ADA COMPLIANCE. |
| ② 3'-0"X 4'-0"/6'-0" ADA COMPLIANT GATE | ⑤ 4'-0"/6'-0" TALL CHAIN LINK FENCE |
| ③ URBAN RENAISSANCE LITTER & RECYCLING RECEPTACLE.
MODEL: FORMS+SURFACES, SLURB-36TO, COLOR:
CARPINTERIA GREEN | ⑥ 50-INCH SLATTED OUTDOOR PARK BENCH. MODEL:
STYLE SELECTIONS HPGF88870, COLOR: BLACK |
| | ⑦ 72-INCH ADA COMPLIANT BENCH. MODEL: PILOT
ROCK B42C-6, COLOR: BROWN |



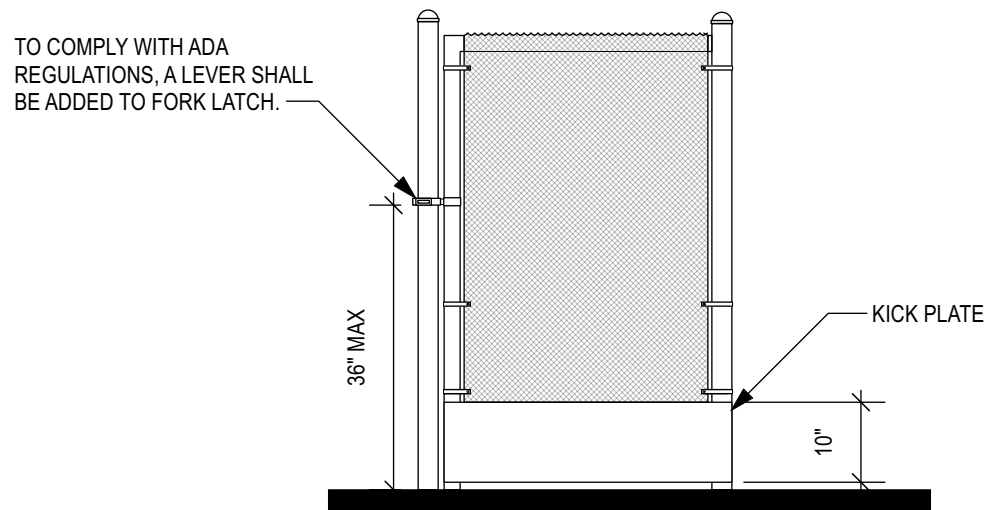
1 ACCESSIBLE DOOR CLEARANCES

Scale: 1/2" = 1'-0"



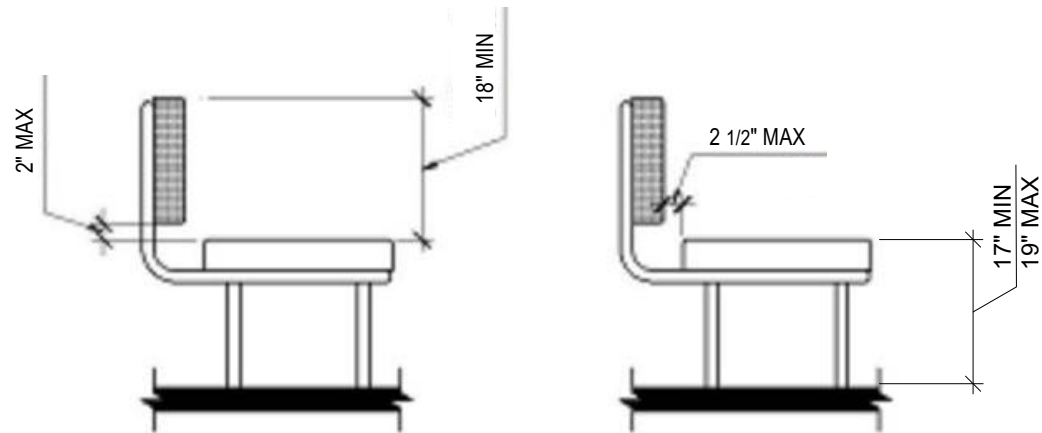
2 ACCESSIBLE FORWARD AND SIDE REACH

Scale: 1/2" = 1'-0"



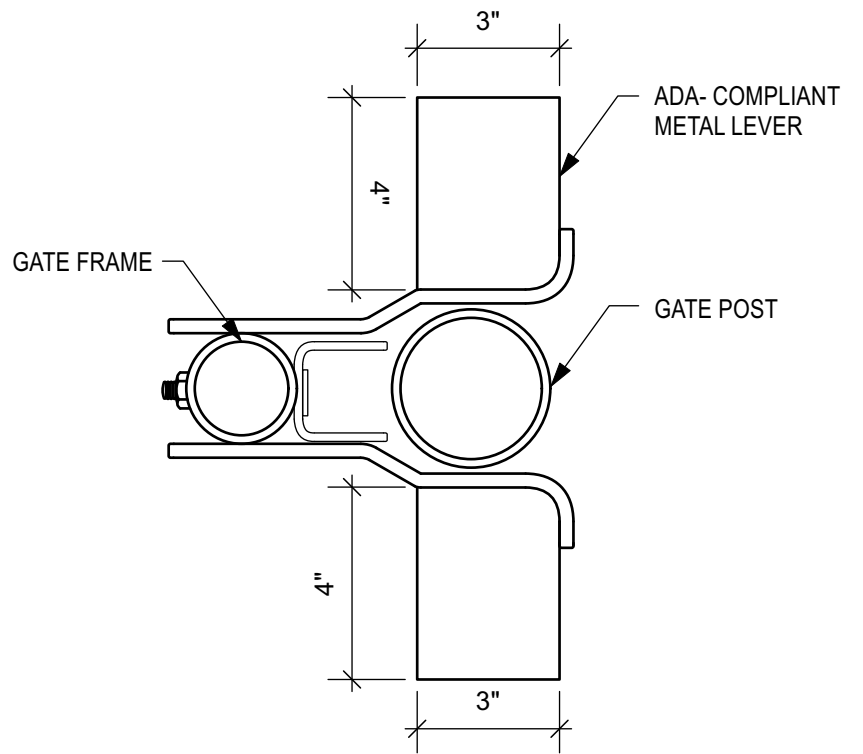
3 ACCESSIBLE GATE

Scale: 1/2" = 1'-0"



4 ACCESSIBLE BENCH

Scale: 1/2" = 1'-0"



1010.2.2 HARDWARE

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A OR 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.





Attachment E

Dog park usage data from C-DOG

MONTE VISTA DOG ATTENDANCE

DATE	7-8am	8-9	9-10	10-11	11-12	12-1pm	1-2	2-3	3-4	4-5	5-6	6-7:30	Daily Total	Month Total
Friday, July 12, 2024									22	18			40	
Saturday, July 13, 2024			7								13		20	
Sunday, July 14, 2024			9						21	14		11	55	
Monday, July 15, 2024				13					10		12		35	
Tuesday, July 16, 2024	4				16					13			33	
Wednesday, July 17, 2024					13	7			17	19			56	
Thursday, July 18, 2024				11						6		1	18	
Friday, July 19, 2024			5		3						8		16	
Saturday, July 20, 2024			7								3		10	
Sunday, July 21, 2024			11										11	
Monday, July 22, 2024				15									15	
Tuesday, July 23, 2024				16				11			14		41	
Wednesday, July 24, 2024			3		8						12		23	
Thursday, July 25, 2024			5	6							10		21	
Friday, July 26, 2024								4			12	3	19	
Saturday, July 27, 2024			7						15	5		3	30	
Sunday, July 28, 2024				6					14	13			33	
Monday, July 29, 2024				3			5		12		10		30	
Tuesday, July 30, 2024				13				6	17				36	
Wednesday, July 31, 2024						5			15		18		38	July- 580
Thursday, August 1, 2024		4			8		6	7	20		6		51	
Friday, August 2, 2024	5			10		3			22		8		48	
Saturday, August 3, 2024			4	6					14				24	
Sunday, August 4, 2024			3		7				19		8	9	46	
Monday, August 5, 2024			7	11					15		10	6	49	
Tuesday, August 6, 2024			4	9					13			7	33	
Wednesday, August 7, 2024			5		9		4		11				29	
Thursday, August 8, 2024	2				15				20	5	7		49	
Friday, August 9, 2024	3			5			7		18		8	8	49	
Saturday, August 10, 2024			8			6							14	
Sunday, August 11, 2024			7			5		7	11				30	
Monday, August 12, 2024			5				4		18		7		34	
Tuesday, August 13, 2024	4			14					13		6	5	4	
Wednesday, August 14, 2024		4			6				16		10		36	
Thursday, August 15, 2024		5							17				22	
Friday, August 16, 2024	3	4				3	5		16			7	38	
Saturday, August 17, 2024	2		4			6			12				24	
Sunday, August 18, 2024			7				4		9			8	28	
Monday, August 19, 2024			6				7		12		4	10	39	
Tuesday, August 20, 2024		5	7	13	17				13			3	58	
Wednesday, August 21, 2024	2			4					11		15	2	34	
Thursday, August 22, 2024	3		7	12					13			7	42	
Friday, August 23, 2024	4								18			4	26	
Saturday, August 24, 2024				7			7		9		4	6	33	

Sunday, August 25, 2024			8						11			9	28
Monday, August 26, 2024									21		11		32
Tuesday, August 27, 2024					11				19				30
Wednesday, August 28, 2024					7				21		12		40
Thursday, August 29, 2024				10	11				17		10		48
Friday, August 30, 2024				10	12								22
Saturday, August 31, 2024									11				11
Daily Averages - July-August	3	4	6	10	10	5	5	7	15	12	10	6	32
August- 1,051													
Sunday, September 1, 2024			5			7			15		5		32
Monday, September 2, 2024			7					8	17			11	43
Tuesday, September 3, 2024					11				15				26
Wednesday, September 4, 2024		5				9			13			6	33
Thursday, September 5, 2024						5							5
Friday, September 6, 2024			7										7
Saturday, September 7, 2024													0
Daily Averages - September		5	6		11	7		8	15		5	9	24

Attachment F

Dog park survey results from C-DOG

#	Date	Carp Resident		Closest Park				Weekly Frequency							Daily Frequency				Walk/Drive		Nmbr of Dogs			Small Dog Area		MV Rating					Other Amenities				Comments	
		Yes	No	MV	EC	HR	Mem	VF	1	2	3	4	5	6	7	1	2	3	4+	Walk	Drive	1	2	3	Yes	No	1	2	3	4	5	Size	Seating	Water		Shade
1	08/04/24	x				x								x	x					x	x			x					x	x	x			Love it		
2	08/04/24	x			x									x	x					x		x			x				x					x		
3	08/04/24	x			x										x					x	x			x					x							
4	08/04/24	x			x				x						x					x		2			x				x	x	x			x		
5	08/04/24	x					x								x					x	x			x					x	x	x			x	Pool	
6	08/04/24	x				x									x					x	x	x			x				x						Training opportunities	
7	08/04/24	x		x											x					x		x			x				x						Love the pace!	
8	08/04/24	x			x									x	x					x	x			x					x		x					
9	08/04/24	x		x											x					x	x								x							Wonderful to have a designated dog park!
10	08/04/24	x		x										x		x				x				x					x		x	x			It's great!	
11	08/06/24	x			x									x						x		x			x				x	x	x	x	x			
12	08/06/24	x		x												x				x									x						x	
13	08/06/24	x			x										x					x									x							The park has been the highlight of our dogs' lives.
14	08/06/24	x					x							x	x					x		x			x				x	x					It's great!	
15	08/07/24	x			x										x					x		x			x				x						Dogs need more running room	
16	08/07/24	x													x					x	x								x	x	x	x	x			Having a dog park fills a void in our community. Greatly needed and appreciated.
17	08/07/24	x					x								x					x			x						x							
18	08/07/24	x		x					x						x					x	x			x					x						x	
19	08/07/24		x	x										x						x	x			x					x				x	x		Wonderful socialization for our dogs.
20	08/07/24	x			x										x					x		x							x						x	Gate doesn't work well.
21	08/07/24	x		x										x						x				x					x							Wonderful park. Make it permanent.
22	08/07/24	x				x								x						x	x								x							Needs to be larger.
23	08/07/24	x			x										x					x	x			x					x							It's a gift to the neighborhood.
24	08/08/24	x		x										x		x				x		x							x						x	
25	08/08/24	x					x								x					x	x			x					x						x	
26	08/08/24	v		x					x						x					x		x							x						x	Such a pleasant park
27	08/08/24	x			x										x					x	x			x					x	x						Best thing for all our canine friends.
28	08/09/24	x		x										x		x				x		x			x				x						x	Better, permanent fencing. Too many people park in the fire lane creating a hazard.
29	08/09/24	x			x										x					x	x			x					x							
30	08/10/24	x			x									x	x					x	x			x					x	x	x	x	x			
31	08/11/24		x		x											x				x	x			x					x							Small dog area
32	08/11/24	x		x										x						x	x			x					x	x					x	More reliable 0730 opening. So glad to have this nice facility.
33	08/11/24	x			x											x				x	x			x					x							Nice par and dog friendly area.
34	08/12/24	x					x							x						x		x							x						x	
35	08/12/24	x						x							x					x	x			x					x						x	
36	08/12/24	x			x				x						x					x	x			x					x						x	
37	08/14/24	x			x										x					x	x			x					x							
38	08/14/24	x			x										x					x	x			x					x							Best thing to happen to Carp dog resdemts

[illegible]

All Comments

Love it

Pool

Training opportunities

Love the pace!

Wonderful to have a designated dog park!

It's great!

The park has been the highlight of our dogs' lives.

It's great!

Dogs need more running room

Having a dog park fills a void in our community. Greatly needed and appreciated.

Wonderful socialization for our dogs.

Gate doessn't work well.

Wonderful park. Make it permanent.

Needs to be larger.

It's a gift to the neighborhood.

Such a pleasant park

Best thing for all our canine friends.

Better, permanent fencing. Too many people park in the fire lane creating a hazard.

Small dog area

More reliable 0730 opening. So glad to have this nice facility.

Nice par and dog friendly area.

Best thing to happen to Carp dog resdemts

Small Dog area

really close to my home, really great people, and Carp really needs a dog park.

Keep it permanent! Our dogs need a place to play. Thanks for the grass. No astroturf.

Thank you for the dog park. Lokking forward to more parks.

Need to make sure that aggressive dogs don't come to the park.

Fix gate latches, holes and bald patches

ADA bench too low, gate latches don't work, no close parking for disabled. Great model for other City parks.

I think the dog park is a great success.

The dog park in Buellton is lovely.

We love the dog park at Monte Vista

Small dog section.

More play obstacles and better (permanent) fencing.

Great place. Hope to keep it great.

Love the new park for dogs.

Great space, Great amenities, Great dogs, Great people.

More water, seating, and shade would help with more people having space. (Spreading) Please keep this dog park. It's been very helpful having more puppy/dog time.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: November 4, 2024

ITEM FOR CONSIDERATION

2023-2031 Housing Element Zoning Amendments

PROJECT 24-2279-ORD/LCPA

A report on proposed ordinances that would implement Program 1 (Adequate Sites to Accommodate Regional Housing Needs) of the City's 2023-2031 Housing Element. The proposed ordinances would:

- A) Add Carpinteria Municipal Code Chapter 14.19 to create a new zoning district for Mixed Use (MU);
- B) Add Carpinteria Municipal Code Chapter 14.51 to create new Objective Design Standards for mixed-use development;
- C) Rezone certain property within the City to the new Mixed Use (MU) Zoning District; and
- D) Amend the City's Local Coastal Program to reflect the above changes to the City Zoning Code and Map.

City staff is seeking Planning Commission review of proposed ordinance language, and a recommendation to City Council regarding adoption.

Report prepared by: Mindy Fogg, Principal Planner
Community Development Department


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

I. RECOMMENDATION

1. That the Planning Commission recommend that the City Council adopt a proposed Ordinance A, adding Chapter 14.19 of the Carpinteria Municipal Code to include a new Mixed Use zoning district (Attachment A).
2. That the Planning Commission recommend that the City Council adopt a proposed Ordinance B, adding Chapter 14.51 of the Carpinteria Municipal Code to include new Objective Design Standards (Attachment B).
3. That the Planning Commission recommend that the City Council adopt a proposed Ordinance C (Attachment C), amending the City's official Zoning Maps and Local Coastal Program to rezone select parcels to the new Mixed Use Zoning District.

4. That the Planning Commission recommend that the City Council determine that none of the conditions have occurred or exist as set forth in California Environmental Quality Act (“CEQA”) Guidelines section 15162 to require the preparation of a supplemental or subsequent Environmental Impact Report (“EIR”) for the subject zoning amendments, and that the Addendum to the certified 2003 Program EIR (Attachment D) satisfies the environmental review requirements of CEQA.

II. EXECUTIVE SUMMARY

This report provides an overview to the Planning Commission on proposed ordinances that would amend the Carpinteria Municipal Code (“CMC”) and Local Coastal Program (“LCP”) in order to implement Program 1 (Adequate Sites to Accommodate Regional Housing Needs) of the City’s adopted 2023-2031 Housing Element. City Staff is seeking Planning Commission review of proposed ordinance language and zoning map changes, and a recommendation to City Council regarding the proposed ordinance and map amendments.

III. DISCUSSION

Background

Housing Element Overview

The Housing Element is a required component of the City’s General Plan that identifies and plans for existing and projected housing needs within the eight-year planning cycle. Under State law (Gov. Code, §65580 et seq.), all cities are required to plan for housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that most housing is built by private developers, not cities. However, cities are required to adopt policies, plans, and development regulations to encourage a variety of housing types that are affordable for persons at all income levels. The Regional Housing Needs Assessment (“RHNA”) is the process by which each jurisdiction’s share of new housing needs is determined.

For Santa Barbara County jurisdictions, the 6th Cycle RHNA process was completed in 2021. Based on the RHNA, the City of Carpinteria must plan to accommodate a total of 901 additional housing units of varying income levels during this eight-year cycle (2023-2031). On January 22, 2024, the City Council adopted the current Housing Element¹, which outlines how the RHNA allocation can be achieved during this cycle through a variety of methods (e.g., pending project applications, underutilized sites, accessory dwelling units, and rezoning of candidate opportunity sites).

Housing Element Certification

The State Legislature has delegated authority to the California Department of Housing and Community Development (“HCD”) to review Housing Elements and issue opinions regarding their substantial compliance with State law. A finding of Housing Element substantial compliance by HCD is referred to as “certification” of the Housing Element.

¹ <https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/>

If a local government's Housing Element is not certified, or if it is de-certified during the cycle for non-compliance with State law, the jurisdiction faces the possibility of litigation, which could result in the loss of land use discretion, ineligibility for housing grants, and other penalties. For example, some local agencies have received project applications submitted under the "Builder's Remedy" provisions of the Housing Accountability Act (Gov. Code, § 65589.5), which may allow developers to avoid compliance with the local agency's general plan and zoning requirements in certain circumstances.

City of Carpinteria Compliance with State Housing Element Law

To date, the City's 6th Cycle 2023-2031 Housing Element Update has not been certified by HCD. Although the City submitted a substantially-compliant Housing Element to HCD on January 23, 2024, the State was not able to certify it due to the exceedance of statutory deadlines.

Pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), since the City did not adopt a compliant Housing Element by the statutory deadline, it was required to implement Program 1 (Adequate Sites to Accommodate Regional Housing Needs) within one year from the statutory deadline of February 15, 2023. Therefore, as further explained in HCD's letter² dated March 21, 2024, the Housing Element cannot be certified until the City completes the necessary rezones to accommodate the RHNA shortfall under Program 1.

Housing Element Program 1 – Adequate Sites to Accommodate Regional Housing Needs

Required Zoning Amendments to Accommodate the RHNA

A description of Program 1 (Adequate Sites to Accommodate Regional Housing Needs) is provided beginning on page 6 of the City's adopted Housing Element, with additional detailed information about the City's residential land inventory described in Appendix B of the Element. These documents explain the breakdown by income of the required 901 RHNA units, including 418 units for lower-income households (286 very-low income and 132 low-income households, respectively), 35 units for moderate-income households, and 348 units for above-moderate-income households.³ Using the land inventory analysis in Appendix B, the City can already accommodate 126 lower-income units and all of the moderate, and above-moderate units based on pending projects, underutilized sites (i.e., existing zoning), and anticipated accessory dwelling units (Table 1).

Since the City can currently only accommodate 126 out of the 418 required lower-income housing units, there is a resulting RHNA shortfall of 292 potential lower-income units. Therefore, implementation of Program 1 requires the rezoning of enough area to accommodate 292 lower-income units plus a reasonable buffer. HCD expects a minimum buffer of 15 percent. At a proposed density of 20 dwelling units per acre, the land area to be rezoned under Program 1 must be equal to, or greater than, 16.8 acres (14.6 acres to cover the shortfall and 2.2 acres to cover the 15 percent buffer).

² Available here: <https://carpinteriaca.gov/wp-content/uploads/2024/09/sbb-carpinteria-adopted-out-032124.pdf>

³ HCD sets the income limits for the various affordable housing categories annually based on federal and state law. The income limits for 2024 are available here: <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf>.

Table 1. Land Inventory Summary (taken from Table B-1 of the Housing Element)

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Completed, Approved & Pending Projects (Table B-3)	-	3	-	259	262
Net Remaining RHNA	415		135	89	639
Vacant Sites (Table B-4)	-		10	5	15
Underutilized R Overlay Sites (Table B-5)	56		47	-	103
Other Underutilized Sites (Table B-6)	-		153	153	306
ADUs	67		7	38	112
Surplus (Shortfall)	(292)		82	107	(103)

As further described in Program 1, City staff envisioned using a Residential Overlay District for the proposed rezones such that the underlying zone of the land (e.g., commercial, industrial, etc.) would remain but would have an overlay applied to allow for the option of high-density residential-only development. However, a recent California court of appeal decision (*Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193) found that a city’s reliance on a zoning overlay that allowed both a higher density and a lower density development option did not satisfy Housing Element Law. Accordingly, the implementation of Program 1 now requires the complete change of zoning districts on sufficient property to cover the RHNA shortfall.

Additional aspects of Housing Element Program 1 that must be factored into the zoning amendments include:

- **Density Minimums**: Government Code Section 65583.2(c)(3) requires that the City apply a minimum residential density of at least 20 units per acre to all rezone sites that are used to accommodate the City’s RHNA for lower-income units.
- **Number of Units**: Government Code Section 65583.2(h) and Program 1 requires that rezone sites permit at least 16 units per site.
- **Ministerial Permitting**: Government Code Section 65583.2(h) and Program 1 require that the City permit “use-by-right” owner-occupied and rental multifamily housing projects that provide at least 20 percent of the units as affordable to lower-income households. As defined in Government Code Section 65583.2(i), “use by right” means that the housing project is not subject to discretionary review or approval, or environmental review under CEQA.
- **Development Standards**: As part of the zoning amendments, the City must also ensure that the densities can be achieved and that standards do not pose unreasonable constraints on the cost and supply of housing. Moreover, the development standards applied to the rezone sites must be “objective” (i.e., standards that involve no personal or subjective judgement by a public official) such that ministerial and streamlined permitting can be accomplished.
- **Predominantly Residential Mixed Use Development**: Government Code Section 65583.2(h) and Program 1 also require that either (1) at least 50 percent of the lower income housing need be accommodated on residential only sites; or (2) all the lower income housing needs may be accommodated on mixed use sites if those sites allow for (a) 100 percent residential

use and (b) require that residential use occupy 50 percent or more of the total floor area of the mixed use project. As discussed further below, staff’s recommendation implements option (2).

Identified Candidate Opportunity Sites

In the recently-adopted Housing Element, 19 sites (each site is made up of one or more legal parcels) were identified as “Candidate Opportunity Sites” (also referred to as the “Sites” throughout this report) that may be suitable for rezoning to cover the RHNA shortfall. These Candidate Opportunity Sites are described in Appendix B of the Housing Element (see Table B-6, Figures B-2a and B-2b⁴, and in the site profiles Figure B-4⁵). A more concise summary is provided in Table 2 below, and a map of the 19 sites is provided in Figures 1, 2 and 3 in Attachment E. For reference, the existing zoning map of the City is provided in Attachment E, Figure 4.

Table 2 – List of 19 Candidate Opportunity Sites from Housing Element (Sites #5 and #17 were removed⁶)

Site #	Location	Current General Plan Land Use Category	GPA Required
1	Via Real	Agriculture (AG) & Open Space Recreation (OSR)	Yes
2	5800 Via Real	Agriculture (AG)	Yes
3	1000 Bega Way	Research & Development Industrial (RDI)	
4	6250 Via Real	Research & Development Industrial (RDI)	
6	Cindy Ln; Mark Ave; Rose Ln	Research & Development Industrial (RDI)	
7	Cindy Ln; Via Real	Research & Development Industrial (RDI)	
8	Mark Ave; Cindy Ln	Research & Development Industrial (RDI)	
9	Cindy Ln	Research & Development Industrial (RDI)	
10	5320 Carpinteria Ave	General Commercial (GC)	
11	5437 Carpinteria Ave	General Commercial (GC)	
12	Eugenia Pl	General Commercial (GC)	
13	Eugenia Pl	General Commercial (GC)	
14	Eugenia Pl	General Commercial (GC)	
15	Carpinteria Ave	General Commercial (GC)	
16	Carpinteria Ave	General Commercial (GC)	
18	Holly Av; Carpinteria Ave	General Commercial (GC)	
19	6 th St; Walnut St	General Industrial (GI) & General Commercial (GC)	Yes
20	Palm Ave	General Commercial (GC)	
21	Carpinteria Ave	Research & Development Industrial (RDI)	

Phased Approach to Rezones

If the City still had ample time to implement Program 1, staff would recommend a holistic approach to analyzing all 19 of the sites listed in Table 2. However, since it is in the City’s best interest to have a certified Housing Element as quickly as possible, staff outlined a two-phased

⁴ Available here: <https://carpinteriaca.gov/wp-content/uploads/2024/01/Appendix-B-Final-Readopted-Version.pdf>

⁵ Available here: <https://carpinteriaca.gov/wp-content/uploads/2024/01/Appendix-B-Site-Profiles-Final-Readopted-Version-Reduced.pdf>

⁶ Sites #5 and #17 were removed because development applications were accepted that made them potential projects rather than Candidate Opportunity Sites for rezoning.

approach to the City Council at a public hearing⁷ on May 28, 2024 (Item 12). The Zoning Amendments proposed for the Commission’s consideration today is the first phase. Any Candidate Opportunity sites not selected by Planning Commission and City Council in this first phase will be included for consideration in the City of Carpinteria General Plan Update that is currently in process. In particular, the three Candidate Opportunity Sites that would require a General Plan Amendment (GPA), as noted in Table 2 above, must be deferred to the second phase to be considered with the comprehensive General Plan Update.

Proposed Project – Housing Element Zoning Amendments

The proposed Project for the Planning Commission’s consideration has three main components: (A) a new Mixed Use Zoning District, (B) a new set of Objective Design Standards that would apply to any developments in the new Mixed Use Zoning District, and (C) the rezoning of select Candidate Opportunity Sites to Mixed Use.

A. Proposed Mixed Use Zoning District

Attachment A describes a new Mixed Use (MU) zone district that would enable the City to achieve the Housing Element/Program 1 goals. The MU Zone would be applied to select properties in the General Commercial (GC) or the Research & Development Industrial (RDI) land use categories described in the City’s General Plan/Coastal Land Use Plan (GP/CLUP). Under the new MU zone district, future development or re-development of the selected sites would be required to include multi-family housing and may be residential only or mixed use. Permitted uses would include:

- Multifamily residential development and mixed uses at a density of 20 (minimum) to 25 (maximum) dwelling units per acre;
- Parking and accessory uses (e.g., storage, laundry facilities, private open space, public open space, bike racks, etc.);
- For sites in the GC Land Use Category: the option to have commercial uses (except for sites fronting on Linden and Carpinteria Avenues within the downtown “T” (based on Community Design Element Subarea 2a) which must include a commercial use on the ground floor fronting the avenue);
- For sites in the RDI Land Use Category: the option to have offices and/or research, development, and laboratory uses.

This zone would allow for ministerial (use by right) permitting if at least 20 percent of the residential units proposed are designated for lower-income households (see Table 3 below). Any commercial or office component of a mixed-use development that provides the minimum 20 percent lower-income units could also be permitted ministerially if the proposed uses are consistent with those listed under “development plan approval” in the Commercial Planned Development District (in GC) or the Industrial/Research Park District (in RDI).

⁷ Available here: https://carpinteria.granicus.com/player/clip/1449?view_id=2&redirect=true

Table 3. Review Types in the Proposed MU Zone District

<u>Ministerial Review</u>	<u>Streamlined Review</u>
- For mixed-use and residential-only projects restricting at least 20% of units to lower-income residents (people with incomes 80% or below the Area Median Income) - No public hearings required - Staff may not exercise discretion in project review—i.e., review limited to conformance with Objective Design Standards and other objective regulations in zone district - Permit is not appealable (except to Coastal Commission in the appeals jurisdiction) - Project receives an administrative Coastal Development Permit (CDP)	- For mixed-use and residential-only projects with less than 20% of units restricted to lower-income residents - Will go to Architectural Review Board and Planning Commission hearings but can only be “measured against” Objective Design Standards and other objective regulations in zone district - Project is appealable - Project receives Development Plan (DP) approval and a CDP

Development projects in the MU Zone would be required to adhere to the Objective Design Standards (described under “B” below and shown in Attachment B) in order to facilitate streamlined or ministerial permitting. In addition, the proposed MU Zone includes its own set of unique development standards which establish allowed density, setbacks, building coverage, building height, etc. as summarized in Table 4 below.

Table 4. Proposed Development Standards in the MU Zone District.

Density	20 (minimum) to 25 (maximum) dwelling units/acre. Applies to both residential-only and mixed-use developments.
Setbacks	5 feet minimum from all property lines. <i>Exception for sites fronting Via Real-</i> 15 ft min. front setback, 5 ft min. other sides.
Distance between buildings	10 ft minimum.
Building coverage	75% maximum
Height	35 ft. maximum
Parking	Lower-income dwelling units: Studio and one-bedroom units: one parking space per unit. Two-bedroom or larger units: 1.5 parking spaces per unit. All other dwelling units: Studio and one-bedroom units: one parking space per unit. Two-bedroom or larger units: two parking spaces per unit.
Common or public open space	20% minimum. A maximum of 50% of the required open space may be provided on rooftops or upper-story decks.
Fence height	In the front setback, may not exceed four ft.
Mixed-use requirement	For mixed-use developments, at least 80 percent of the ground floor frontage facing the primary street shall be designated for commercial uses and at least 50 percent of the gross floor area shall be designated for residential use. Sites with frontage on Linden and Carpinteria Avenues within the downtown “T” (based on Community Design Element Subarea 2a) shall be limited to mixed-use (commercial and residential) development.

B. Proposed Objective Design Standards

Attachment B describes the Objective Design Standards that would apply to development projects in the MU Zone. The proposed Standards were updated after receiving input from the

Architectural Review Board (ARB) at a public hearing⁸ on October 17, 2024 (Agenda Item 2). A draft copy of the Minutes from the October 17th ARB meeting is included as Attachment G.

The Objective Design Standards are organized into sections by design topic. Importantly, language in the section “Building Form, Massing, and Articulation” describes the general shape a building must take, including variation on building facades and rooflines, floor height, and reduced massing and stepbacks of upper floors. The section “Site Design” describes how different areas and elements of a development (e.g. siting of commercial in mixed use developments, driveways, pedestrian pathways, loading areas, etc.) connect to or are buffered from one another. The remaining sections address additional components like placement of building entrances, landscaping, bicycle parking, and allowed exterior materials.

Notable changes that were made based on input from the public and the ARB members include:

- Changed the required roofline variation to occur every 30 feet rather than every 50 feet;
- Increased the required number of 5-gallon plants per 1,000 square feet from 10 to 20;
- Remove BBQ grills from allowed amenities in common/public open spaces; and
- Allow garages to accommodate tandem parking.

The ARB also requested that staff find a way to prohibit trees with invasive root systems that would damage sidewalks and other infrastructure. Staff is working on a tree list to use in the implementation of the ODS. The changes recommended by the ARB members are shown in Attachment B with blue underline for additions and red strikethrough for deletions.

C. Staff Recommendation for First Phase Rezones

Although there are 19 Candidate Opportunity Sites described in the Housing Element for potential rezoning under Program 1, not all of the sites need to be rezoned in order to accommodate the RHNA shortfall of 292 lower-income units. As noted above under the description of Program 1, the land area to be rezoned must be equal to, or greater than, 16.8 acres (14.6 acres to cover the shortfall and 2.2 acres to cover the 15 percent buffer). With this in mind, staff recommends that nine sites be rezoned in this first phase in order to meet the minimum acreage needed for Housing Element certification. The nine recommended sites are summarized in Table 5 below and depicted in Figures 1, 2 and 3 as “Phase 1” in Attachment E.

Table 5. Staff Recommended Sites for First Phase of Rezones

Priority	Site #	Location	Acres	Lower Income Units*	Moderate Income Units*
High	Site 10	5320 Carp Ave	1.08	21	0
High	Site 11	5437 Carp Ave	1.98	25	0
High	Site 15	4602 et al Carp Ave	2.45	40	8
High	Site 16	4621 et al Carp Ave	0.67	0	9
High	Site 18	Holly and Carp	1.47	22	6
Medium	Site 12	1145 et al Eugenia Place	4.66	92	0
Medium	Site 13	1101 & 1135 Eugenia Place	0.80	16	0
Medium	Site 14	1065 et al Eugenia Place	1.88	19	16
Neutral	Site 7	1001 Mark, Cindy, and Via Real	5.51	110	0
		Totals	20.5	345	39

*Assumes 20 dwelling units per acre

⁸ Available here: https://carpinteria.granicus.com/player/clip/1527?view_id=2&redirect=true

These nine sites are recommended, not only because they would provide enough capacity to meet the RHNA, but also because they meet certain siting criteria making them optimal for medium-density residential developments with lower-income units. The following are common characteristics of all nine sites:

- Developed with existing buildings
- Negligible environmental constraints
- Close proximity to transit
- Close proximity to amenities (grocery stores, schools, recreation, employment)

Sites 10, 11, 15, 16, and 18 are labeled as “High” priority because they take access from Carpinteria Avenue and are generally close to the City’s Downtown “T” District. Sites 12-14 are labeled as “Medium” priority because although they are proximal to the downtown area, they are set back from Carpinteria Avenue and are comprised of multiple smaller parcels with different owners.

Unfortunately, the “High” and “Medium” priority sites only add up to 14.99 acres. Thus, Site 7 is also included because it is a relatively small site (5.51 acres) that fronts on a main arterial street, Via Real, adjacent to a pending a residential project (see Figures 1-3 in [Attachment E](#)).

Based on public input and/or independent analysis, your Commission may recommend changes to the set of Candidate Opportunity Sites selected for Phase 1. The primary goal for this phase it to rezone at least 16.8 acres that would potentially yield capacity for 336 lower income units (292 units plus a 15 percent buffer). As discussed in the next subsection, your Commission may replace Sites in Table 4 with alternate preferred Site(s) from Table 5.

Sites Not Recommended for Phase 1 Rezones

Staff recommends that the remaining ten Candidate Opportunity Sites, as shown in Table 6 below, be deferred to future consideration as part of the General Plan/Coastal Land Use Plan (“GP/CLUP”) Update. This will allow more time for property owner input, site analysis, and public outreach. Sites 1, 2, and 19, in particular, should be deferred to the future GP/CLUP Update since a change to MU zoning would need to be preceded by a change to these sites’ current Land Use Designation to avoid vertical inconsistency between zoning and land use designations. Such changes to the City’s Land Use Map would require a General Plan Amendment (“GPA”).

Sites 3, 4, 6, 8, 9, 20, and 21 were not included in staff’s recommendation for the reasons noted in Table 6; however, they can be rezoned to the new MU zone as part of Phase 1 either in addition to the Sites in Table 4 or to replace selected Sites in Table 4.

Table 6. Sites Recommended for Phase 2 (to be considered at a later date)

Site #	Location	Acres	Lower Income Units	Moderate Income Units	Notes
Site 3	1000 & 1010 Bega Way	9.68	175	0	Good location/site but currently manufacturing uses with no property owner interest.

Site 4	6250 Via Real	8.47	166	0	Good location/site but currently Extra Space Storage with no property owner interest.
Site 6	Cindy, Mark, and Rose	10.58	210	0	Set back from Via Real with multiple RDI uses.
Site 8	1000 Mark, Cindy, and Via Real (LinkedIn)	10.02	199	0	Good location/site that is partially underutilized.
Site 9	Cindy Lane (Vacant LinkedIn)	4.49	89	0	Vacant site that may have environmental constraints.
Site 20	Palm Ave	0.77	0	11	Good location/site but would not count toward low-income RHNA shortfall.
Site 21	Carp Ave S&S Seeds	6.31	126	0	Bluffs location with environmental constraints, but has property owner interest for multi-family housing with affordable units.
Site 1	Via Real	15.81	316	0	GPA Required
Site 2	5800 Via Real Norm's Nursery	16.74	242	0	GPA Required
Site 19	Old Reality Site	3.29	65	0	GPA Required

Rezoning some or all of the remaining Candidate Opportunity Sites in Phase 2 might become necessary to avoid future de-certification of the City’s Housing Element under the “No Net Loss Law” (Gov. Code Sec. 65863). This law requires that the City maintain sufficient sites to accommodate any unmet RHNA throughout the eight-year planning period. For example, if one of the sites rezoned in Phase 1 is entitled/developed but does not provide the expected number of lower-income units, then the City may need to rezone additional area to demonstrate there are sufficient sites available to cover the remaining RHNA shortfall.

Another benefit to Phase 2 would be that any remaining Candidate Opportunity Sites that are not rezoned as part of the GP/CLUP Update could still be considered later (e.g., next housing cycle), or could be proposed for privately-initiated rezoning by an applicant, without having to start the CEQA and stakeholder outreach process from the beginning.

IV. ADDITIONAL CONSIDERATIONS

City staff has identified two additional considerations for the Planning Commission to consider in its recommendation to the City Council: (1) the name/title of the proposed mixed-use zone, (2) an additional property that may be considered for rezoning.

Name / Title of the Proposed Mixed-Use Zone

Throughout this staff report and its attachments, staff has referred to the proposed new Zoning District as the Mixed Use (MU) Zone, which would allow for mixed use on all selected sites, and for 100% residential on most selected sites (except those sites fronting on Linden and Carpinteria Avenues within the Downtown “T”). Since future development may be residential or mixed use, staff has questioned whether MU is the most representative name for the new zone. Staff has been considering whether an updated name, such as “Residential/Mixed Use (RMU)” or “Mixed Use/Residential (MUR)” would more clearly reflect the purpose of the new zone district. Staff

would welcome any feedback from the Planning Commission concerning the naming of the zone district before the Project goes to the City Council for approval.

Additional Site for Consideration

In addition to the 19 Candidate Opportunity Sites discussed above for phased rezoning, one other site may warrant further consideration in this process. Formerly labeled as Site #5 in the initial Housing Element land inventory, site was subsequently removed from the candidate site list and assigned to the pending project list when an application for the Lagunitas Mixed-Use Project was formally submitted to the City. More recently, however, this application appears to have stalled and the property is pending new ownership. In the absence of an active project application, it may be worth consideration to include this property for rezoning to the new MU zone district. The previous mixed-use project proposal was conceptually reviewed by a joint meeting⁹ of the City Council, Planning Commission, and Architectural Review Board on June 18, 2024 (Item 1). Subsequent to that meeting, the project stalled and staff has held several informal meetings with prospective buyers regarding future potential development.

The Lagunitas site is located at 6380 Via Real (APN 001-190-097) and is an 8.63-acre parcel currently zoned Industrial/Research Park (“M-RP”) and has a Research Development Industrial (“RDI”) land use designation. Community Development Department staff believes this site would be suitable for MU zoning since it is located between residential and commercial/light industrial uses on a main arterial street with transit opportunities. The current owners of the land were notified of this Planning Commission hearing and the potential consideration of rezoning the property. City staff, however, have not specifically discussed whether the new owner is interested in rezoning the site to the MU zone district in advance of this hearing.

V. ENVIRONMENTAL

The proposed zoning amendments are logical follow-on discretionary actions to the City’s existing GP/CLUP, which was approved in 2003 with the certification of a Program EIR. CEQA Guidelines Section 15164 (a) states that an *Addendum* to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Sections 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred. The draft Addendum provided in Attachment D (along with the link to the previously certified Program EIR) outlines the minor clarifications and information to be added, and explains why such changes do not result in the identification of new or substantially more severe significant impacts. The draft Addendum evaluates the new MU Zone District and Objective Design Standards. It further evaluates all 16 Candidate Opportunity Sites for rezoning that would not require a GPA.

Further, the City will need to process the rezones as a local coastal program amendment (“LCPA”) with the California Coastal Commission (“Coastal Commission”). The Coastal Commission will ultimately approve, modify, or deny the LCPA and conduct environmental review under its Certified Regulatory Program pursuant to California Public Resources Code Section 21080.5, CEQA Guidelines Sections 15250-15253, and Public Resources Code Section

⁹ Available here: https://carpinteria.granicus.com/player/clip/1463?view_id=2&redirect=true

30000 et seq. Therefore, while this Addendum is sufficient in itself, an additional level of environmental review will also be conducted by the Coastal Commission.

Therefore, as described in more detail in Attachment D, the changes resulting from the proposed zoning amendments do not constitute substantial changes to the GP/CLUP, would not involve substantial changes in the magnitude of impacts identified in the previously certified Program EIR, and would not result in new significant impacts. Accordingly, an addendum is the appropriate CEQA document for the Project.

VI. ANALYSIS

The Coastal Act and Carpinteria's Local Coastal Program (LCP)

The City of Carpinteria is located entirely within the California Coastal Zone. As such, the proposed zoning amendments constitute a change to the City's certified Local Coastal Program ("LCP"), and thus require compliance with City's GP/CLUP and the Coastal Act. Where actions may result in conflict with coastal resource policies, those that are most protective of significant coastal resources shall be prioritized (Pub. Res. Code, § 30007.5). Since the recommended Phase 1 rezone sites have previous development and are located in commercial and light industrial areas near the downtown and the City's office park district, they are unlikely to be found at odds with state or local coastal resource protection policies.

Consistency with the 2023-2031 Housing Element

As described in Section III of this staff report, the proposed Project is intended to implement Program 1 of the adopted 2023-2031 Housing Element. If approved by the City Council, the Project would be submitted to the HCD for review, approval, and final Housing Element certification.

Consistency with the City's General Plan/Coastal Land Use Plan (GP/CLUP)

The proposed Project's consistency with the GP/CLUP is analyzed in Attachment F.

Next Steps

Following the Planning Commission's review and recommendations on the draft zoning amendments, they will next be brought to the City Council for consideration and approval (first and second reading). The amendments would then be sent concurrently to the California Coastal Commission and HCD for their respective reviews and certifications. If changes are required by one or both agencies prior to certification, such changes would be returned to the Planning Commission and/or City Council, depending upon their significance, for consideration and (revised) approval prior to resubmittal for final certification.

VII. ACTION OPTIONS

1. The Planning Commission may recommend that the City Council adopt the proposed ordinances (Attachments A through C) adding a new Mixed Use Zone District and new

Objective Design Standards to the Carpinteria Municipal Code and rezoning the staff-recommended properties to Mixed Use; and recommend that the City Council determine that the addendum to the certified 2003 Program EIR (Attachment D) satisfies the environmental review requirements of CEQA. (*Staff recommendation*)

2. The Commission may choose not to provide specific recommendations to the City Council at this time. Staff would bring the proposed ordinances to the City Council, who would receive a staff report and may then provide staff with direction on proposed amendments and/or approve a first reading.
3. The Commission may recommend revisions to the proposed ordinances and/or proposed CEQA addendum, and request that the item be brought back to the Commission for further consideration at a future hearing.

VIII. ATTACHMENTS

Attachment A: Proposed Ordinance A, adding Chapter 14.19 of the Carpinteria Municipal Code to include a new Mixed Use zoning district.

Attachment B: Proposed Ordinance B, adding Chapter 14.51 of the Carpinteria Municipal Code to include new Objective Design Standards.

Attachment C: Proposed Ordinance C, amending the City's official Zoning Maps to rezone select parcels to the new Mixed Use Zoning District.

Attachment D: 2003 GP/CLUP EIR and Draft CEQA Addendum thereto

Attachment E: Figures 1 through 4 as follows:

1. Potential Rezone Sites
2. Potential Rezone Sites, Aerial Imagery
3. Potential Future Zoning
4. Existing Zoning

Attachment F: Consistency Analysis with the City's GP/CLUP

Attachment G: Draft October 17, 2024 ARB Meeting Minutes (re: proposed ODS)

Attachment A.

Proposed Ordinance A, adding Chapter 14.19 of the
Carpinteria Municipal Code to include a new Mixed Use
zoning district.

2023-2031 Housing Element Zoning Amendments
November 4, 2024 Planning Commission Meeting

DRAFT Chapter 14.19 - MU MIXED USE DISTRICT

14.19.010- Purpose and Intent

The purpose of the MU district is to provide areas of the City for higher density residential-only and mixed-use (commercial and residential) development, particularly as infill development, to increase the availability of workforce housing while maintaining commercial opportunities in the City's downtown.

The intent of this district is to:

- A. Help the City provide adequate sites to satisfy its Regional Housing Needs Allocation;
- B. Provide opportunities for lower-income, special-needs, and workforce housing;
- C. Cultivate pedestrian- and alternative transportation-friendly neighborhoods where residences are nearby to business, service, and employment locations; and
- D. Encourage infill development in the City's downtown that preserves and enhances the City's "beach town" character.

14.19.020- Processing Accessory Dwelling Units and Junior Accessory Dwelling Units

The following processes shall govern development of such units in the MU district, in accordance with Chapter 14.72 (Accessory dwelling units and junior accessory dwelling units):

- A. Accessory dwelling units and junior accessory dwelling units shall be permitted in the MU district.
- B. Accessory dwelling units, outside the coastal zone appeals jurisdiction, shall be subject to approval of an administrative coastal development permit.
- C. Accessory dwelling units, within the coastal zone appeals jurisdiction, shall be subject to approval of an administrative coastal development permit, appealable to the California Coastal Commission as provided in Chapter 14.78 (Appeals).
- D. Junior accessory dwelling units shall be subject to issuance of a building permit.

14.19.030- Processing

- A. Uses identified in Section 14.19.040 shall be allowed as a use by right subject to the issuance of an administrative coastal development permit. For the purposes of this section, "use by right" means the City's review shall not require a development plan, conditional use permit, environmental review under the California Environmental Quality Act, or other discretionary review or approval in accordance with Government Code Section 65583.2(i) and Government Code Section 65589.5(f) for multifamily residential housing. Any subdivision of a site shall be subject to all laws, including, but not limited to, Title 16 – Subdivisions, implementing the Subdivision Map Act. The City shall process an administrative coastal development permit for a use by right as follows:
 - 1. The Planning Director shall approve or deny administrative coastal development permits.
 - 2. No public hearing shall be required.
 - 3. Public notice shall be required in accordance with Chapter 14.76.
 - 4. Pursuant to Section 30603 of the Coastal Act, within California Coastal Commission's coastal appeals area, the Planning Director's decision to approve an administrative

coastal development permit in the MU zone district may be appealed to the Coastal Commission within ten working days. Proposed development in the MU zone district that is located outside of the coastal zone appealable area is not appealable to the Coastal Commission.

5. An applicant may request non-binding conceptual review by the Architectural Review Board to improve project design.
- B. For all uses conditionally permitted pursuant to Section 14.19.060, a conditional use permit shall be submitted, processed, and approved as provided in Chapter 14.62.
- C. For all other permitted uses pursuant to Section 14.19.050, prior to the issuance of a coastal development permit, a development plan shall be submitted, processed, and approved as provided in Chapter 14.68, with the exception that Architectural Review Board and Planning Commission review shall be limited to analysis of the project's compliance with Chapter 14.51, Objective Design Standards, and the regulations of this Chapter.
- D. Once a final decision of approval, conditional approval (if applicable), or denial is issued by the Planning Director or Planning Commission, as applicable, the notice of final action shall be provided within five working days to the Executive Director of the Coastal Commission and to any interested parties who requested notice in writing.

14.19.040- Uses permitted by right

- A. The following uses shall be allowed as a use by right in the MU district:
 1. Mixed-use commercial and multifamily residential developments, subject to the provisions of Sections 14.19.070 through 14.19.100, that provide a minimum of 20 percent of residential units for lower-income households;
 2. Multifamily residential-only developments, subject to the provisions of Sections 14.19.070 through 14.19.100, that provide a minimum of 20 percent of units for lower-income households;
 3. Public parks, playgrounds, and open space areas provided as part of a mixed-use or multifamily residential development;
 4. Low barrier navigation centers, as defined in Government Code Section 65660 and subject to the provisions of Government Code Section 65662;
 5. Supportive housing developments, as defined by Health and Safety Code Section 50675.2 and subject to the provisions of Government Code Section 65651;
 6. Transitional housing developments, as defined by Health and Safety Code Section 50675.2;
 7. Home occupations, as provided in Section 14.50.030
 8. Accessory uses and structures incidental to permitted residential uses, including laundry and storage rooms; garages, carports, and parking lots; bus stop shelters; multifamily residence mailboxes; and bike racks;
 9. Accessory uses and structures incidental to commercial portions of mixed-use developments, including storage rooms, garbage enclosures, and loading zones; and
 10. Personal use cannabis cultivation, as provided in Chapter 14.59.
- B. For the purpose of this Chapter, "lower-income" means a household that earns 80 percent or below of the area median income applicable to Santa Barbara County, adjusted for family size as published and annually updated by the United States Department of Housing and Urban Development.

- C. For the purpose of this Section, permitted commercial uses for commercial portions of mixed-use developments shall be as follows:
 - 1. For parcels with a Research Development Industrial (RDI) land use designation, as listed in Section 14.26.030.
 - 2. For parcels with a General Commercial (GC) land use designation, as listed in Section 14.20.030.

14.19.050- Uses permitted subject to development plan approval.

Mixed-use commercial and multifamily residential developments that do not meet the affordability requirements of Section 14.19.040(A) and multifamily residential-only developments that do not meet the affordability requirement to Section 14.19.040(B) shall require approval of a development plan in accordance with Section 14.19.030(C). Uses subject to development plan approval shall comply with the provisions of Sections 14.19.070 through 14.19.100 and all applicable provisions of the Title 14 of the City's Code.

14.19.060- Uses permitted subject to conditional use permit.

- A. Permitted uses subject to a conditional use permit in the MU district shall be as follows:
 - 1. As provided in Chapter 14.62;
 - 2. For parcels with a Research Development Industrial (RDI) land use designation, as listed in Section 14.26.040; or
 - 3. For parcels with a General Commercial (GC) land use designation, as listed in Section 14.20.040.
- B. Such conditional uses shall not prevent the development from meeting the standards in Sections 14.19.070 through 14.19.100, inclusive.
- C. Projects proposing such conditional uses shall also incorporate multifamily residential use. In addition to the findings in Section 14.62.040(8), the following finding must also be made:
 - 1. The proposed use will not be detrimental to the health, safety, and general welfare of the residential use also proposed by the project.

14.19.070- Objective design standards.

Projects shall be designed pursuant to the design standards in Chapter 14.51.

14.19.080 – Density.

The number of dwelling units per gross acre shall be a minimum of 20 and maximum of 25, unless otherwise allowed by applicable State housing law or Title 14 of the City's Code.

14.19.090- Development standards.

The following development standards shall apply:

- A. Affordability. Projects qualifying for an administrative coastal development permit pursuant to Section 14.19.030 shall record a restrictive covenant that ensures the continued affordability of all acutely low-, extremely low-, very low-, low-, and moderate-income rental units for 55 years and all acutely low-, extremely low-, very low-, low-, and moderate-income for-sale units for 45 years, unless a different affordability term is required by low-income tax credit regulations or other applicable law.
- B. Setbacks. All structures shall be located pursuant to the following setbacks:

1. No less than five feet from the property line or 25 feet from the street centerline, whichever is greater.
2. For sites with frontage on Via Real, no less than 15 feet from the property line abutting Via Real, and 5 feet from all other property lines.
- C. Distance between buildings. The distance between two adjacent buildings shall be no less than 10 feet.
- D. Building coverage. Not more than 75 percent of the net area of the property shall be covered with any portion of a building.
- E. Building height. No building or structure shall exceed a height of 35 feet.
- F. Parking. Unless modified by State law, minimum parking requirements shall be as follows:
 1. Visitor, guest, and employee parking: one space per five units
 2. Parking for units affordable to lower-income households:
 - a. Studio and one-bedroom units: one parking space per unit.
 - b. Two-bedroom or larger units: 1.5 parking spaces per unit.
 - c. Four-bedroom or larger units: 2.5 parking spaces per unit.
 3. Parking for all other units:
 - a. Studio and one-bedroom units: one parking space per unit.
 - b. Two-bedroom units or larger: two parking spaces per unit.
 - c. Four-bedroom or larger units: 2.5 parking spaces per unit.
 4. Parking for commercial uses shall be as provided in Section 14.54.040.
- G. Open space. At least 20 percent of the net area of the property shall be used for common and/or public open space. A maximum of 50 percent of the required open space may be provided on rooftops or decks above ground level.
- H. Fences, walls, and plantings. Fences, walls, and plantings providing a solid screen (i.e., at least 90 percent opacity when viewed from the public right of way) that are located in a front yard setback shall not exceed a height of four feet.
- I. For mixed-use developments, at least 80 percent of the ground floor frontage facing the primary street shall be designated for commercial uses and at least 50 percent of the gross floor area shall be designated for residential use. For the purposes of this section, a leasing or property management office for a residential development on the same site shall be considered a commercial use.

14.19.100- Development standards— specific sites.

The following development standard shall apply to specified sites, in addition to the development standards in Section 14.19.090:

- A. Sites with frontage on Linden Avenue or Carpinteria Avenue within Community Design Element Subarea 2a shall be limited to mixed-use (commercial and residential) development.
- B. For sites with frontage on Linden Avenue or Carpinteria Avenue, 50 percent of the residential units shall be a mix of studios and one-bedroom units.

14.19.110 – Noticing Requirements

Noticing shall be conducted pursuant to Chapter 14.76, with the exception that no public hearing shall occur or be noticed for projects qualifying as a use by right pursuant to Section 14.19.040.

Attachment B.

Proposed Ordinance B, adding Chapter 14.51 of the
Carpinteria Municipal Code to include new Objective
Design Standards.

2023-2031 Housing Element Zoning Amendments
November 4, 2024 Planning Commission Meeting

DRAFT Chapter 14.51 – Objective Design Standards

14.51.010 – Purpose and Intent

The purpose of this chapter is to provide objective design standards for certain mixed-use and multifamily residential developments in the City of Carpinteria in order to provide ministerial and/or streamlined review of such projects. The intent of this Chapter is to maintain the City's unique small-town character and vibrant neighborhoods while encouraging and incentivizing residential and mixed-use developments that:

- A. Provide housing opportunities for residents of all income levels, including family and workforce housing;
- B. Revitalize neighborhoods and provide opportunities for infill development;
- C. Cultivate pedestrian and alternative transportation-friendly spaces; and
- D. Are sensitive to and compatible with existing development with respect to massing, setbacks, and rooflines.

14.51.020 – Applicability

- A. The provisions of this Chapter shall apply to:
 - 1. Any residential or mixed-use development in the Mixed Use (MU) 20/25 Zone District;
 - 2. Any residential development subject to a streamlined, ministerial approval process pursuant to California Government Code Section 65913.4; and
 - 3. Any development that constitutes a "housing development project" under California Government Code Section 65589.5 (Housing Accountability Act) that is inconsistent with the City's general plan land use designation and zoning ordinance, or meets the criteria in Government Code Section 65589.5, subdivision (h)(11).
- B. In the case of conflict between this Chapter and other regulations of Title 14 – Zoning, the objective standards established by this Chapter shall prevail.

14.51.030 – Processing

- A. Permit processing shall be as provided for in the underlying base zone district.
- B. Any project that seeks an exception, waiver, or modification to the provisions of this Chapter, excluding waivers or modifications granted pursuant to State Density Bonus Law (Gov. Code, § 65915 et seq.) as implemented by chapter 14.77, shall require the filing and approval of a Development Plan Modification as provided for in Section 14.50.120 of this title.

14.51.040 – Building Form, Massing, and Articulation

- A. *Building Form and Vertical Hierarchy.* Buildings that are higher than two stories shall be designed to differentiate between a defined base (first floor); a middle or body (e.g., second or third floor); and a top, cornice, or parapet cap (architectural features). Two-story buildings shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:
 - 1. Color, texture, or material changes;
 - 2. Variations, projections, or reveals in the wall plane;
 - 3. Variations in fenestration design or pattern; or
 - 4. Decorative architectural features, such as cornices and columns.

- B. *Story height.* The ground story shall have a maximum story height of ten (10) feet for residential use and 12 feet for commercial use. The height of upper stories shall not exceed nine feet.
- C. *Wall plane variation.* Building facades visible from the primary right-of-way shall not extend more than 30 feet in length without either a two-foot variation in depth in the wall plane or one of the following projected or recessed architectural elements: porches, stoops, porticos, balconies, bay windows, overhangs, terraces, and/or trellises.
- D. *Street Facade.* If buildings on adjacent properties establish a contiguous street facade along the primary right-of-way frontage, such as the 900 block of Linden Avenue, new buildings shall be located to maintain the contiguous street-facing wall, with allowances for variation in facade and entrances which are projected or recessed.
- E. *Corner lots.* Buildings located on corner lots shall include one or more of the following features on both street-facing facades, located within 25 feet of the corner of the building closest to the intersection:
 - 1. An entrance to a ground-floor use or a primary building entrance;
 - 2. A different material application, color, or fenestration pattern of windows and doors from the rest of the facade; or
 - 3. A change in height of at least 18 inches from the height of the abutting facade.
- F. *Roofline variation.* Rooflines shall provide one of the following prominent changes a minimum length of every ~~30~~50 feet:
 - 1. Variation in roof form, such as hip, mansard, gable, shed, or flat with parapet;
 - 2. Variation in architectural elements, such as parapets and cornices; or
 - 3. Variation of roof height of 18 inches minimum (as measured from the highest point of each roof line).
- G. *Upper floor massing.* Upper floors shall be reduced in bulk and massing: upper floors shall each have a total maximum floor area of 80 percent of the total net floor area of the ground floor. For lots with 5,000 square feet or less, upper floors shall have a total maximum floor area of 70 percent of the total net floor area of the ground floor.
- H. *Contextual Upper Story Stepback.*
 - 1. Where a building's facade is within 20 feet of a street side property line, at least 30 percent of the facade of the upper floor(s) shall be stepped back from the ground floor facade at least 2 feet.
 - 2. Where a building on an abutting lot across a side lot line is single-story, any proposed building located within 15 feet of the side lot line shall step back at least 30 percent of the upper floor(s)' facade from the ground floor facade at least 2 feet.
- I. *Common open space.* Common open spaces for multifamily residential developments shall comply with the minimums required by the base Zone District in which they are located.
 - 1. *Rooftop open space.* Open spaces located on a building rooftop shall be a minimum of 15 feet away from any property line abutting a residential use.
- J. *All-sided architecture.* Fenestration, materials, and common details shall be carried over on all sides of the building visible from public rights-of-way.
- K. *Limits on garages.* To minimize the dominance of garage doors along street frontages, a garage facing and visible from a public street shall not occupy more than 50 percent of the width of a building facade facing that street, except that it may be 12 feet wide in any circumstance. Mixed-

use developments shall not have any street-facing garage doors along the primary right-of-way. Garage doors shall be recessed a minimum of four inches from the surrounding wall plane.

1. Where the width of a garage exceeds 30% of the linear front or side elevations, the garage shall be recessed a minimum of 3 feet from the front wall of the building, or provide a trellis extending in front of the face of the garage.
2. Garage doors shall feature at least one of the following treatments:
 - a. Garage door windows;
 - b. Paneled garage door surface;
 - c. Two different colors; or
 - d. Accent material.

14.51.050 – Site Design

- A. *Siting of commercial uses.* Commercial components of a mixed-use development shall always be located closest to the primary right-of-way. Where a combination of commercial and residential uses is provided within the same building, commercial uses shall be located on the ground floor and closest to the primary right-of-way.
- B. *Front-facing open space.* For developments fronting Linden Avenue or Carpinteria Avenue, any ground-floor courtyard, open space, or building setback from the street-facing property line shall be used for landscaping, outdoor dining/[seating](#), public plazas, and/or building entries.
- C. *Vehicular circulation and access.*
 1. Vehicular site access to parking areas shall be provided via side streets or alleys, when present.
 2. A maximum of one vehicle access point from the street is permitted per 100 feet of street frontage. For corner lots, one vehicular access point is permitted per lot where all street frontages are less than 100 linear feet, and two vehicular access points are permitted on lots where at least one street has a frontage of 100 linear feet or more.
 3. For developments fronting Linden Avenue or Carpinteria Avenue, parking areas shall not be located within any front or street side setback, or between any building and the primary right-of-way.
- D. *Loading and service areas.* New commercial uses requiring the receipt or distribution of material or merchandise by vehicles or trucks shall provide one (1) off-street loading space for 5,000 to 20,000 square feet of commercial area, and two (2) off-street loading spaces for commercial area greater than 20,000 square feet. Additional loading spaces shall be provided pursuant to Section 14.54.090.
 1. Required loading and service areas shall not be located between a building and the primary right-of-way.
 2. Loading and service areas shall not be located in drive aisles so as to not disrupt or block the flow of on-site and off-site vehicular traffic. Striping and signage shall be as provided in Chapter 10.04.
 3. Loading and service areas shall be located in parking areas and alleys, when present.
 4. Loading and service areas shall be screened from view from public rights-of-way with walls, solid fencing, and/or landscape privacy screening pursuant to Section 14.51.110.
- E. *Pedestrian circulation and access.* Pedestrian walkways shall be a minimum width of four feet and shall be designed as follows:

1. Pedestrian walkways shall connect public sidewalk right-of-way to areas throughout the site, such as building entrances, unit entrances, vehicle parking areas, bicycle parking areas, common open space areas, waste and recycling enclosures, and any transit stops directly adjacent to the site. Such walkways shall also connect buildings and amenities within the development to one another.
2. Where through lots are located more 300 feet from a street intersection, as measured from the closest point of the lot, pedestrian walkways shall be designed to provide public access connecting the two streets.
3. Pedestrian walkways shall be constructed of firm, stable and slip-resistant materials, such as concrete, permeable paving, decomposed granite, stone, or brick.
- F. *Private open space screening.* When a private open space (e.g. patio or balcony) is located within 20 feet of another residence or another private open space, the private open space shall be enclosed with a wall or fence that is a minimum of four feet in height.
- G. *Usable open spaces.* Required common or public open spaces shall be a minimum of ten feet by ten feet. At least one of the common or public open spaces shall incorporate at least one of the following elements:
 1. Picnic tables;
 2. Permanently installed benches or seating;
 - ~~3. Barbeque grills;~~
 - ~~4.3.~~ Sport court or field, playground, or other children's play area;
 - ~~5.4.~~ Community garden;
 - ~~6.5.~~ Swimming pool; or
 - ~~7.6.~~ Pet park with a minimum of one trash receptacle.
- H. *Paving.* For lots not fronting Linden Avenue or Carpinteria Avenue, the maximum amount of impervious surface area in the front setback is 30 percent.

14.51.060- Utilitarian elements

- A. *Bicycle parking.* All developments shall provide bicycle parking spaces. Short-term bicycle parking is intended to serve shoppers, customers, couriers, guests, and other visitors to a site who generally stay for less than 2 hours. Long-term bicycle parking is intended to serve residents and commuters who generally stay at a site for long periods of time (e.g., overnight or for a work shift).
 1. *Required number of spaces.*
 - a. Short-term bicycle parking. One space per five residential units, plus one space per 250 square feet of commercial space; or four spaces, whichever is greater.
 - b. Long-term bicycle parking. One space per two residential units, plus one space per 1,000 square feet of commercial space.
 2. *Location and required elements.*
 - a. Multifamily residential uses – Long-term bicycle parking. Long-term bicycle parking shall be located in an enclosed bicycle locker, a covered storage area or room, or a rack or stand in a room with key access limited to residents.
 - b. Commercial uses – Long-term bicycle parking. Long-term bicycle parking shall be provided by a rack or stand within 100 feet of an entrance to the building it serves, or in an enclosed bicycle locker, covered storage area, or room.

- c. Short-term bicycle parking. Short-term bicycle parking shall be located outside of pedestrian walkways, and within 100 feet of an entrance to the building it serves.
- 3. *Size and accessibility*. Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving other bicycles. Two feet of clearance shall be provided between a bicycle parking space and walls, poles, landscaping, street furniture, pedestrian walkways, and parking areas.
- B. *Pedestrian-oriented commercial setback areas*. Front setback areas between a commercial use and the primary right-of-way shall be landscaped and shall contain at least one amenity per 50 linear feet, such as benches or other seating, drinking fountains, shade structures, or other design element (e.g., public art, planters, kiosks, etc.).
- C. *Lighting*. Outdoor light fixtures, including pole lights, wall-mounted lights, and bollards, shall be fully shielded and downward-facing in order to minimize glare and light trespass within and beyond the project site.
 - 1. *Light intensity*. The maximum light intensity shall not exceed a maintained value of ten foot-candles, when measured at finished grade.
 - 2. *Light temperature*. Lights shall be light-emitting diode (LED) lights with a color temperature no higher than 3000 Kelvins.
- D. *Vents and Exhaust*. All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that conceal them from view from any public right-of-way.
- E. *Screening of mechanical equipment*. The following screening standards apply to specified types of mechanical equipment:
 - 1. *Ground-mounted equipment*. Ground-mounted equipment that faces a public viewing area must be screened to a height of 6 inches above the equipment, unless such screening conflicts with utility access. Acceptable screening devices consist of walls, fences, or berms. Screening materials for walls or fences shall be selected from an exterior finish, siding, fencing, or wall material utilized elsewhere on the primary building of the development it serves.
 - 2. *Wall-mounted equipment*. Wall-mounted equipment (e.g., electrical meters, cable connection boxes, electrical distribution cabinets, etc.) shall provide screening that incorporates the exterior wall or accent colors of the building, unless such screening conflicts with accessibility and visibility requirements for health and safety. For screen walls that are three feet in height or lower, vegetative materials may be substituted for the screening device.
 - 3. *Rooftop equipment*. Where rooftop equipment is located within 10 feet of a roof edge, a parapet shall be provided that is a minimum of six inches taller than all roof-top equipment. Rooftop equipment located within or adjacent to rooftop open space shall be screened to a height of 6 inches above the equipment in the manner provided by subsection (1) above.
- F. *Trash, recycling, and other waste containers*. Enclosures for recycling, green waste, and any other waste containers required by law shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:
 - 1. The enclosure shall be located to the rear or side of the building(s) and located outside of view from a public right-of-way, and
 - 2. The enclosure shall incorporate the materials and colors of the primary building design.

14.51.070- Building and dwelling unit entrances.

- A. *Separate entrances.* Building entrances and lobbies for residential units shall be separate from non-residential entrances.
- B. *Street-facing commercial entrances.* Commercial components of mixed-use development along the primary right-of-way shall have main entrances facing the primary right-of-way and directly accessible from the sidewalk by a pedestrian walkway. Such entrances shall provide weather protection that is a minimum of six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.
- C. *Downtown street-facing entrance.* Buildings fronting Linden Avenue or Carpinteria Avenue shall provide an entrance directly from the public sidewalk or right-of-way a minimum of every 40 feet. Each shall have one or more of the following:
 - 1. Entrance flanked by columns, decorative fixtures, or other similar elements;
 - 2. Entrance recessed within a large arch or cased decorative opening;
 - 3. Entrance covered by a large portico projecting at least 6 feet from the surrounding wall plane; or
 - 4. Entrance covered by an awning.
- D. *Downtown enhanced paving.* Building entrances fronting Linden Avenue or Carpinteria Avenue shall provide paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete that contrasts in color and texture from the adjacent walkway or right-of-way paving.
- E. *Exterior entrances to residential units.*
 - 1. All individual exterior unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
 - 2. Entrance types such as a stoop, porch, patio, or courtyard may serve more than one residential unit.
 - 3. Individual exterior unit entrances shall be illuminated, or face toward a common area or public street.
 - 4. Each residential unit located within 20 feet of a primary right-of-way with an exterior entrance shall include at least one street-facing porch, balcony, or patio unless a setback of five feet or less is provided.
 - 5. The entrance to residential units located on the ground floor may be raised up to a maximum finished floor height of 42 inches above the abutting sidewalk height, unless otherwise required for safety or sea level rise reasons.

14.51.080 – Windows

- A. *General Treatment.* Windows shall provide one of the following:
 - 1. Window trim or windowsill a minimum of one-half inch in depth; or
 - 2. Window recess a minimum of three inches in depth from the surrounding wall plane.
- B. *Windows Facing a Public Street.* Windows facing a public street shall feature one or more enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.

- C. *Privacy.* Where buildings are located within 15 feet of one another, residential window design on the building facades adjacent to one another shall avoid unfiltered/direct views into building interiors and shall be designed with one or more of the following:
 - 1. Offset windows horizontally at least 12 inches from any windows in adjacent buildings (edge to edge), so as not to have a direct line-of-sight into adjacent units;
 - 2. Non-transparent or obscured glazing, such as frosted/patterned glass, glass block, or non-operable opaque windows. One-way mirror glass or film is not permitted;
 - 3. Permanent architectural screens or affixed louvers at windows; or
 - 4. Clerestory windows a minimum height of 5 feet from the ground.

14.51.090 – Materials and colors

- A. *Wall material.* The primary exterior wall siding material shall be selected from stucco, plaster, wood, composite wood, stone, stone veneer, brick, brick veneer, or vinyl. The use of exposed plywood or glass curtain walls is prohibited.
- B. *Material transition.* Changes in materials or colors shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as a column or pier.
- C. *Window Consistency.* Window frame materials and color shall be used on all elevations.
- D. *Fences, walls, and hedges.* Fences and walls shall be constructed from materials such as wood, vinyl, wrought iron, brick, and stone. Chain link and barbed wire fencing is prohibited. Both sides of all fences and walls shall feature the same color and treatment.
- E. *Vents and exhaust.* All flashing, sheet metal vents, exhaust fans or ventilators, and pipe stacks shall be painted a color to match the adjacent roof or wall material.

14.51.100 – General building design and architecture

- A. *Architectural Consistency.* Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable from one another in quality and detail.
- B. *Roofs.*
 - 1. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment. The interior side of parapet walls shall not be visible from a common open space or public right-of-way.
 - 2. Roofs with overhanging eaves shall have an underside of stained wood, painted wood, or stucco. Exposed plastic is prohibited.
 - 3. Corbels and brackets shall be constructed of stone, wood, or stucco. Exposed plastic is prohibited.
- C. *Downtown ground floor transparency.* New mixed-use commercial building facades facing Linden Avenue or Carpinteria Avenue shall include windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Windows and doors associated with a commercial use shall not use an opaque, frosted, or glazed material.
 - 1. The bottom of any product display window shall not be more than three and a half feet from the elevation of the sidewalk.
 - 2. Transparent or translucent glazing is required on the ground floor facade. Opaque, dark tinted glass, and mirror treatments that obstruct interior views at the street level are not permitted.

- D. *Decorative window treatments.* Windows facing Linden Avenue or Carpinteria Avenue shall feature one or more of the following enhanced or decorative window treatments:
 - 1. Decorative architectural brackets, trim, exterior shutters, or awnings;
 - 2. Planter boxes or hanging planters;
 - 3. Balconies;
 - 4. Decorative accent material (such as wood or tile) as wainscot; or
 - 5. Bay windows.
- E. *Decks and balconies.* Decks and balconies shall be constructed such that at least 75 percent of the area between the finished floor and the railing is an opaque material. All decks and balconies on a building shall use consistent colors, materials, and form.
- F. *Vehicle Light Intrusion.* Vehicle headlights shall be obstructed from direct alignment with habitable interior first-story spaces with a minimum three-foot-high fence, wall, or other solid architectural feature.
- G. *Carports.* Carports shall incorporate the same colors and materials as the primary residential or mixed-use building design. Solar panels shall be permitted on carports in accordance with building code.

G.H. *Tandem parking.* Garages may be designed to accommodate tandem parking.

14.51.110 – Landscaping

Landscaping shall be designed for all outdoor areas that are not specifically designated for buildings, walkways, driveways and parking, or open space. For further requirements, see the provisions of the base zoning district.

- A. *Groundcover.* Groundcover shall be sized and located to cover at least 75 percent of all landscape areas that are not planted with shrubs or trees at the time building occupancy is granted.
 - 1. While groundcovers and shrubs are establishing, a minimum layer of 3-inch bark mulch or decorative gravel shall be placed within all landscape areas to provide 100 percent coverage of such landscape areas.
- B. *Plant selection.* Landscaping shall utilize non-invasive Mediterranean, local California native, and other WELO-compliant drought-tolerant species. Landscaping shall comply with the provisions of Chapter 15.90 – Water Efficient Landscaping, as applicable. Artificial or synthetic plants are prohibited.
- C. *Number of Plants.* A minimum of one 15-gallon tree or equivalent box size and ~~1020~~ five-gallon shrubs shall be planted for every 1,000 square feet of required landscape area.
- D. *Landscape privacy buffer.* A landscape buffer of a minimum width of five feet shall be located between all ground-level private open spaces, and pedestrian walkways or common/public open spaces. Plants shall be selected to enhance security (e.g. thorny plants) and shall be demonstrated to grow to a minimum height of four feet.
 - 1. *Exception.* Plantings providing a solid screen that are located in a front yard setback or facing the primary right-of-way shall not exceed a height of four feet.
- E. *Pedestrian walkways.* Pedestrian walkways shall be flanked on at least one side with landscaping, and include a mix of groundcover, shrubs, and trees. Trees shall be selected and spaced to shade at least 25 percent of the overall walkway length at full maturity.

- F. *Solar Access.* Landscaping shall not obstruct solar access to adjacent solar collectors for water heating, space heating or cooling, or electricity generation.

14.51.120- Community Development Director Substantial Conformance Determination

The Community Development Director may make a determination that a substitution for, or minor deviation from, an objective standard specified in this section substantially supports the intent of the standard. Only the standards in the following sections are subject to a substantial conformance deviation:

- A. Section 14.51.040 – subsections B, D, F, G, and L;
- B. Section 14.51.050 – subsections C and H;
- C. Section 14.51.060 – subsection E;
- D. Section 14.51.070 – subsection C;
- E. Section 14.51.080 – subsections A and C; and
- F. Section 14.51.100 – subsection D.

~*~

Attachment C.

Proposed Ordinance C, amending the City's official Zoning Maps to rezone select parcels to the new Mixed Use Zoning District.

2023-2031 Housing Element Zoning Amendments
November 4, 2024 Planning Commission Meeting

DRAFT ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA,
CALIFORNIA, AMENDING THE CITY ZONING MAP TO REZONE CERTAIN
PROPERTIES IN THE CITY TO IMPLEMENT PROGRAM ONE OF THE 2023-2031
HOUSING ELEMENT**

PROJECT NO. 24-2279-ORD/LCPA

WHEREAS, the Carpinteria City Council first adopted the City's 2023-2031 Housing Element on April 10, 2023, and directed staff to submit it to the State Department of Housing and Community Development ("HCD") for certification; and

WHEREAS, on June 12, 2023, the City was notified by HCD that additional revisions to the Housing Element would be necessary to fully comply with the State Housing Element Law (Gov. Code, § 65580 et seq.); and

WHEREAS, City staff and consultants made the necessary revisions to the 2023-2031 Housing Element and held the required public comment period for the revised Element from November 6 through November 13, 2023; and

WHEREAS, on November 14, 2023, the City submitted the revised 2023-2031 Housing Element to HCD for consistency review with State Housing Element Law; and

WHEREAS, on January 8, 2024, the City received a letter from HCD stating that the revised Housing Element substantially complies with State Housing Element Law and, therefore, should be adopted and submitted to HCD for certification; and

WHEREAS, on January 22, 2024, the City Council adopted the revised 2023-2031 Housing Element and directed staff to submit it to HCD for certification; and

WHEREAS, on January 23, 2024, City staff resubmitted the revised Housing Element to HCD for certification; and

WHEREAS, on March 21, 2024, the City received a response letter from HCD stating that the submitted Housing Element meets most of the statutory requirements of State Housing Element Law; however, HCD could not find it in substantial compliance with State law until the City completes necessary rezones to address the shortfall of sites to accommodate the City's Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the sites to be rezoned by this Ordinance are intended to accommodate the City's RHNA and bring the City into substantial compliance with State Housing Element Law.

NOW THEREFORE, the City Council of the City of Carpinteria does ordain as follows:

SECTION 1. Incorporation of Recitals.

The above recitals are true and correct and are incorporated herein, and are each relied upon independently by the City Council for its adoption of this Ordinance.

SECTION 2. Amendment to Zoning Map.

The City of Carpinteria Zoning Map is hereby amended as follows, and as shown in the attached Exhibits [1-X] *final exhibits to be based on Planning Commission Recommendation to City Council*:

Candidate Site#	Assessor's Parcel No.	Existing Zone Designation	New Zone Designation
7	001-190-023 001-190-091 001-190-093 001-190-092	Industrial/Research Park (M-RP)	Mixed Use (MU)
10	001-070-058	Commercial Planned Development (CPD)	Mixed Use (MU)
11	003-280-005 003-280-017	Commercial Planned Development (CPD)	Mixed Use (MU)
12	003-162-009 003-162-011 003-162-012	Commercial Planned Development (CPD)	Mixed Use (MU)
13	003-870-006 003-870-007 003-870-005 003-870-009 003-870-010 003-870-003 003-870-002 003-870-001 003-870-004	Commercial Planned Development (CPD)	Mixed Use (MU)
14	003-860-001 003-860-005 003-860-003 003-860-004 003-860-002 003-860-006 004-041-011 004-041-012 004-041-015 003-860-007 003-860-008	Commercial Planned Development (CPD)	Mixed Use (MU)
15	004-039-002 004-039-010 004-039-009	Commercial Planned Development (CPD)	Mixed Use (MU)
16	003-242-002 003-242-003 003-242-026	Commercial Planned Development (CPD)	Mixed Use (MU)
18	003-151-018 004-039-007	Commercial Planned Development (CPD)	Mixed Use (MU)

SECTION 3. Severability.

This Ordinance and the various sections, provisions, sentences, maps, clauses, and words (collectively, “provisions”) thereof are severable. Should any provisions of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the remaining provisions of the Ordinance. The City Council hereby declared that it would have passed and adopted this Ordinance, and each and every provision hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 4. CEQA Review.

The City Council finds that none of the conditions have occurred or exist as set forth in California Environmental Quality Act (“CEQA”) Guidelines section 15162 to require the preparation of a supplemental or subsequent Environmental Impact Report (“EIR”) for the subject zoning amendments, and that the addendum to the certified 2003 Coastal Land Use Plan/General Plan EIR prepared for this project satisfies the environmental review requirements of CEQA.

SECTION 5. Effective Date.

This ordinance shall take effect and be in force thirty (30) days from and after its passage.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2024 by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

Mayor, City of Carpinteria

ATTEST:

Brian C. Barrett, CMC, City Clerk
City of Carpinteria

I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held _____, 2024.

Brian C. Barrett, CMC, City Clerk
City of Carpinteria

APPROVED AS TO FORM:

Jena S. Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney for the City of Carpinteria

Attachment D.

2003 GP/CLUP EIR and Draft CEQA Addendum thereto

2023-2031 Housing Element Zoning Amendments
November 4, 2024 Planning Commission Meeting

The Previously Certified Program Environmental Impact Report (PEIR) for the City of Carpinteria's 2003 General Plan/Coastal Land Use Plan (GP/CLUP) was combined with the City's GP/CLUP.

Analysis pursuant to the California Environmental Quality Act (CEQA) occurs throughout the document with a full summary in Appendix A.

The full document is available at this link:

https://carpinteriaca.gov/wp-content/uploads/2023/09/cd_General-Plan.pdf

DRAFT CEQA ADDENDUM

City of Carpinteria 2023-2031 Housing Element Update Rezone Amendments Project 24-2279-ORD/LCPA Environmental Impact Report SCH 1997121111

November 4, 2024

I. Summary of this Addendum

This addendum to the Program Environmental Impact Report (“PEIR”)¹ for the City’s General Plan/Coastal Land Use Plan (“GP/CLUP”) (“Addendum”) assesses the potential environmental impact(s) associated with implementation of Program 1 of the City of Carpinteria 2023-2031 Housing Element, as required by the California Environmental Quality Act (“CEQA”) (California Public Resources Code 21000 et seq.) and in compliance with the State CEQA Guidelines (14 California Code of Regulations 15000 et seq.).

The City of Carpinteria (the “City”), as the lead agency under CEQA, must consider the potential environmental impacts of the proposed Project, which includes:

- Adding a new Mixed Use (“MU”) Zoning District to the Carpinteria Municipal Code;
- Adding new Objective Design Standards to the Carpinteria Municipal Code; and
- Amending the City’s Zoning Map to rezone certain parcels of land to MU.

The goal of the proposed Project is to accommodate and encourage residential development in accordance with Program 1 of the City’s adopted 2023-2031 Housing Element. This Addendum is being prepared pursuant to Sections 15162-15164 of the CEQA Guidelines, and is an informational document intended to be used in the planning and decision-making process.

The fundamental conclusion of this Addendum is that the proposed Project would not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the PEIR for the City’s GP/CLUP, which was certified in 2003 with State Clearing House (“SCH”) number 1997121111. Thus, a subsequent or supplemental EIR need not be prepared in accordance with California Public Resources Code Section 21166.

¹ The previously certified PEIR was combined with the City’s GP/CLUP, available at this link: https://carpinteriaca.gov/wp-content/uploads/2023/09/cd_General-Plan.pdf

Housing Element Program 1

On January 22, 2024, the City of Carpinteria City Council (“City Council”) adopted the current Housing Element², which outlines how the City’s Regional Housing Needs Allocation (“RHNA”) can be achieved during the 2023-2031 cycle through a variety of methods and programs. While the Housing Element is adopted and in effect, it cannot be officially certified by the California Department of Housing and Community Development (“HCD”) until the City implements Program 1 -- Adequate Sites to Accommodate Regional Housing Needs.

A description of Program 1 (Adequate Sites to Accommodate Regional Housing Needs) is provided beginning on page 6 of the City’s adopted Housing Element, with additional detailed information about the City’s residential land inventory described in Appendix B of the Element. These documents explain the breakdown by income of the required 901 RHNA units, including 418 units for lower-income households, 35 units for moderate-income households, and 348 units for above-moderate-income households. Using the land inventory analysis in Appendix B, the City can already accommodate 126 lower-income units and all of the moderate, and above-moderate units based on pending projects, underutilized sites (i.e., existing zoning), and anticipated accessory dwelling units.

Since the City can currently only accommodate 126 out of the 418 required lower-income housing units, there is a resulting RHNA shortfall of 292 potential lower-income units. Therefore, implementation of Program 1 requires the rezoning of enough area to accommodate 292 lower-income units plus a reasonable buffer³.

As described in Program 1, City staff initially envisioned using a Residential Overlay District for the proposed rezones such that the underlying zone of the land (e.g., commercial, industrial, etc.) would remain but would have an overlay applied to allow for the option of high-density residential development. However, a recent California court of appeal decision (*Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193) found that a city’s reliance on a zoning overlay that allowed for both a higher density and a lower density residential development option did not satisfy Housing Element Law. Accordingly, the implementation of Program 1 now instead requires the complete zoning change on sufficient to cover the RHNA shortfall.

Additional aspects of Housing Element Program 1 that must be factored into the zoning amendments include:

- **Density Minimums**: Government Code Section 65583.2(c)(3) requires that the City apply a minimum residential density of at least 20 units per acre to all rezone

² Available here: <https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/>.

³ HCD expects at least a buffer of 15 percent for a total of 336 units. At a proposed density of 20 dwelling units per acre, the land area to be rezoned under Program 1 would be approximately 16.8 acres (14.6 acres to cover the shortfall and 2.2 acres to cover the 15 percent buffer).

sites that are used to accommodate the City's RHNA for the lower-income units. Therefore, the zoning amendments must include this minimum density.

- **Number of Units:** Government Code Section 65583.2(h) and Program 1 requires that the residential rezones include at least 16 units per site.
- **Ministerial Permitting:** Government Code Section 65583.2(h) and Program 1 require that the City permit "use-by-right" owner-occupied and rental multifamily housing projects that provide at least 20 percent of the units as affordable to lower-income households. As defined in Government Code Section 65583.2, "use by right" means that the housing project is not subject to discretionary review or approval, or environmental review under CEQA.
- **Development Standards:** As part of the rezoning program, the City must also ensure that allowable densities can be achieved and that development standards do not pose unreasonable constraints on the cost and supply of housing. Thus, the development standards applied to the rezone sites must be "objective" (i.e., standards that involve no personal or subjective judgement by a public official) such that ministerial and streamlined permitting can be accomplished.
- **Predominantly Residential Mixed Use Development:** Government Code Section 65583.2(h) and Program 1 also require that either (1) at least 50 percent of the lower income housing need be accommodated on residential only sites; or (2) all the lower income housing needs may be accommodated on mixed use sites if those sites allow for (a) 100 percent residential use and (b) require that residential use occupy 50 percent or more of the total floor area of the mixed use project.

In the adopted Housing Element, 19 sites (each site is made up of one or more legal parcels) were identified as "Candidate Opportunity Sites" (also referred to as the "Sites" throughout this Addendum) that may be suitable for rezoning to cover the RHNA shortfall. These Candidate Opportunity Sites are described in Appendix B of the Housing Element (see Table B-6, Figures B-2a and B-2b⁴, and in the site profiles Figure B-4⁵). A more concise summary is provided in Table 1 below.

Table 1 – Summary of All Housing Element Candidate Opportunity Sites

Site #	Location	Current General Plan	GPA Required
1	Via Real	AG & OSR	Yes
2	5800 Via Real	AG	Yes
3	1000 Bega Way	RDI	
4	6250 Via Real	RDI	
6	Cindy Ln; Mark Av; Rose Ln	RDI	
7	Cindy Ln; Via Real	RDI	

⁴ Available here: <https://carpinteriaca.gov/wp-content/uploads/2024/01/Appendix-B-Final-Readopted-Version.pdf>.

⁵ Available here: https://carpinteriaca.gov/wp-content/uploads/2024/01/Appendix-B-Site-Profiles-Final-Readopted-Version_Reduced.pdf.

8	Mark Av; Cindy Ln	RDI	
9	Cindy Ln	RDI	
10	5320 Carpinteria Av	GC	
11	5437 Carpinteria Av	GC	
12	Eugenia Pl	GC	
13	Eugenia Pl	GC	
14	Eugenia Pl	GC	
15	Carpinteria Av	GC	
16	Carpinteria Av	GC	
18	Holly Av; Carpinteria Av	GC	
19	6 th St; Walnut St	GI & GC	Yes
20	Palm Av	GC	
21	Carpinteria Av	RDI	

Note: Site #5 and Site #17 were removed during the Housing Element Update

Out of the 19 Candidate Opportunity Sites, three would require a General Plan Amendment (“GPA”) to modify the corresponding Land Use Designations in order to permit the proposed residential uses. The Final PEIR for the City’s GP/CLUP included analysis of potential development under the existing Land Use Designations and did not anticipate such GPAs. Therefore, the three Candidate Opportunity Sites that require GPAs (Site Numbers 1, 2 and 19) are not currently under consideration for rezone amendments and are removed from further analysis in this CEQA Addendum.

All of the remaining 16 Candidate Opportunity Sites may be rezoned consistent with Program 1 without any changes to the GP/CLUP policies or Land Use Map.

II. Proposed Project Description: Zoning Amendments

Consistent with Program 1 of the Housing Element, the proposed Project analyzed in this CEQA Addendum consists of the following three components:

- A. The addition of the MU Zoning District in Title 14 of the Carpinteria Municipal Code (“CMC”);
- B. The addition of Objective Design Standards in Title 14 of the CMC;
- C. The amendments to the Zoning Map to rezone select Candidate Opportunity Sites from their current zoning designations to the new MU Zone.

All three of these Project components are logical follow-on discretionary actions to the GP/CLUP and are covered by the City’s previously certified PEIR. While all three components combine to describe the whole of the Project, a project under CEQA is essentially the action(s) which would result in a physical change to the environment. In this case, the potential direct and indirect environmental effects from the proposed Project would come from the future development or redevelopment of the rezoned Sites.

It is not likely that all 16 Candidate Opportunity Sites (Table 2) will be rezoned as part of the Project. Ultimately, the City Council may choose a subset of these eligible Sites in order to meet the City's immediate RHNA shortfall. Even though it is unlikely that all 16 Sites will be rezoned, this Addendum's analysis covers all 16 Sites in order to assess whether or not there will be any significant impacts which require additional environmental review if all 16 Sites are rezoned.

Table 2 – Proposed Project: 16 Sites to be Potentially Rezoned to Mixed Use

Site #	Location	Site Size (ac)	Current Zoning	Current GP	Potential Units w/Rezone*	Potential Lower-Income Units	Potential Moderate Income Units	Existing Use
3	1000 Bega Way	9.68	M-RP	RDI	175	175	0	Industrial Research
4	6250 Via Real	8.47	M-RP	RDI	166	166	0	Storage
6	Cindy Ln; Mark Av; Rose Ln	10.58	M-RP	RDI	210	210	0	Industrial Research
7	Cindy Ln; Via Real	5.51	M-RP	RDI	110	110	0	Industrial Research
8	Mark Av; Cindy Ln	10.02	M-RP	RDI	199	199	0	Industrial Research
9	Cindy Ln	4.49	M-RP	RDI	89	89	0	Vacant
10	5320 Carpinteria Av	1.08	CPD	GC	21	21	0	Commercial
11	5437 Carpinteria Av	1.98	CPD	GC	25	25	0	Apartments and partially vacant
12	Eugenia Pl	4.66	CPD	GC	92	92	0	Commercial
13	Eugenia Pl	0.80	CPD	GC	16	16	0	Commercial Condos
14	Eugenia Pl	1.88	CPD	GC	35	19	16	Commercial Condos & Commercial
15	Carpinteria Av	2.45	CPD	GC	48	40	8	Commercial
16	Carpinteria Av	0.67	CPD	GC	9	0	9	Commercial & Residential
18	Holly Av; Carpinteria Av	1.47	CPD	GC	28	22	6	Commercial & Residential
20	Palm Av	0.77	CPD	GC	11	0	0	Commercial
21	Carpinteria Av	6.31	M-RP	RDI	125	125	11	Industrial & Vacant
Totals		70.82	n/a	n/a	1359	1309	50	

* Assumes 20 dwelling units per acre.

As shown in Table 2, each of the Candidate Opportunity Sites covered by this Addendum is currently zoned either Commercial Planned Development ("CPD") or Industrial/Research Park ("M-RP"). The CPD zoning designation aligns with the corresponding General Commercial ("GC") land use designation; the M-RP zoning designation aligns with the Research and Development Industrial ("RDI") land use designations. Under the new MU District, future development of the Sites would include the following:

- A. Multifamily residential development and mixed uses at a density of 20 (minimum) to 25 (maximum) dwelling units per acre;
- B. Parking and accessory uses (e.g., storage, laundry facilities, private open space, public open space, bike racks, etc.);
- C. For sites in the GC land use category: the option to have commercial uses as part of a mixed-use development (except for sites fronting on Linden and Carpinteria Avenues within the downtown "T" (based on Community Design

Element Subarea 2a) which would be required to include a commercial use on the ground floor fronting the avenue);

- D. For sites in the RDI land use category: the option to have offices and/or research, development, and laboratory uses, as part of a mixed-use development.

Since the commercial/office uses along with some residential uses are already permissible under the Sites' current zone districts and land use designations, the primary changes for the purpose of CEQA analysis are the addition of the new residential density and accompanying accessory uses.

III. Analysis – Consistency with GP/CLUP

The proposed Project would facilitate the development of housing (and affordable housing, in particular), but would not exceed the buildout anticipated by the City's GP/CLUP and accompanying PEIR. Each of the 16 Candidate Opportunity Sites have a Land Use Designation of either General Commercial ("GC") or Research & Development Industrial ("RDI"). Both of these land use categories currently allow for residential uses in their definitions:

General Commercial (GC)

The GC land use category is characterized by a mixture of retail, wholesale, service and office uses, usually located along major transportation corridors. This category includes a variety of commercial intensities. The Central Business District identifies the downtown commercial area. It is characterized by a variety of offices, retail businesses, specialty shops, entertainment uses, and residential land uses. The City encourages this area to be pedestrian-oriented. (emphasis added)

Research & Development Industrial (RDI)

The RDI land use category is characterized by well-designed groups of office, research and development and light industrial uses. These land uses typically employ a large number of persons, and are attractively designed to be compatible with less intense uses, such as residential. (emphasis added)

More explicitly, the following specific Land Use objectives and policies demonstrate that the rezones are consistent with the GP/CLUP. (See also the full GP/CLUP Consistency Analysis prepared for the project as Attachment F to the November 4, 2024 Planning Commission staff report)

- **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.*

Discussion: Site Nos. 8 and 9 are located at the City's eastern edge, but still within the Urban Boundary. Site No. 8 is developed with industrial uses and is adjacent to similar uses to the north and west, with Highway 101 to the south. Site No. 9 is vacant but surrounded by industrial development to the north, south,

and west. Mixed-use or residential development of these two Sites would not be considered sprawl given the existing and planned urban uses for the area.

The remaining 14 Candidate Opportunity Sites are infill sites that are not located near the City's edge. Each is a reasonable walking distance from neighborhood serving uses (e.g., schools, grocery stores, pharmacies, parks, etc.) and from public transit stops. With the application of the Objective Design Standards, the future residential and mixed-use development would be compatible with the existing small beach town character.

- ***Policy LU-3a.*** *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed. (emphasis added)*

Discussion: All 16 Candidate Opportunity Sites are located within existing developed areas of the city. Site No. 21 has the least amount of surrounding development but supports existing industrial uses on half of its surface area and is adjacent to a public park to the west, Highway 101 to the north, offices to the east, and the railroad corridor to the south.

The MU Zone would require any new development plans to include medium-density multifamily residential uses. Consistent with this policy, the Project would concentrate development in the City's urban core by focusing on locations with existing commercial/industrial land use designations. It would also prompt redevelopment on most of the Sites, particularly where existing buildings (e.g., office spaces) have seen diminished demand in recent years.

- ***Objective LU-6:*** *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing. (emphasis added)*

Discussion: The application of the new MU Zone to Candidate Opportunity Sites would be directly in response to the changing needs identified in the City's 2023-2031 Housing Element, including the local and regional jobs/housing balance and the incentivization of affordable housing development. The goals of the Housing Element's programs are to:

- 1) providing diverse housing sites and opportunities;
- 2) conserving and improving the existing affordable housing stock;
- 3) removing governmental and other constraints to housing development;
and
- 4) affirmatively furthering fair housing.

- **Policy LU-6a.** *The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site. (emphasis added)*

Discussion: As explained in more detail in the adopted 2023-2031 Housing Element, the City has found that the permitting of mixed-use and residential on parcels designated for commercial and industrial would result in affordable housing production. During the Housing Element Update process, only Candidate Opportunity Sites that were compatible with existing and anticipated uses in the area surrounding the Site were selected. Application of the new MU Zone to such Sites would enable the City to meet its near-term RHNA obligations.

This would also help the City to improve and maintain an appropriate jobs-housing balance. As explained in the 2023-2031 RHNA Plan⁶, the Santa Barbara County Association of Governments (SBCAG) reviewed the jobs and housing balance of all jurisdictions in Santa Barbara County. The region's growth forecast, which forms the basis for the RHNA, considers areas where there are significant imbalances in jobs and housing and the likelihood of those imbalances changing in the future by applying existing and future jobs. The RHNA Plan includes consideration of existing and projected relationships between low-wage jobs and lower-income housing. As such, the SBCAG-adopted RHNA methodology includes a jobs housing fit adjustment factor that seeks to house more low-wage workers near higher housing cost areas and encourage zoning for more affordable housing types. The methodology used in the RHNA Plan was based, in part, on the following objective:

“Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.”

The RHNA Plan's South-Coast emphasis on an improved jobs housing balance, income parity, and affirmatively furthering fair housing, strives to improve the jobs housing fit between low-wage jobs and the housing needs of low wage workers. The proposed rezoning of Candidate Opportunity Sites in Carpinteria to a new

⁶ Available here: https://www.sbcag.org/wp-content/uploads/2023/08/final_rhna_plan.pdf

MU zone would be a significant step toward meeting that goal in the South County.

- **Policy LU-6b.** *The City may consider and permit residential use on a parcel or parcels not designated for such use under certain circumstances. Such residential use may be considered on a parcel or parcels designated for commercial or industrial use if the City has found that either the allowance would encourage rehabilitation of important existing housing stock or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that residential use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Residential use shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site. A residential overlay zone district shall be maintained by the city with the purpose of permitting residential development on a parcel or parcels otherwise designated on the official land use and zoning maps of the city for commercial or industrial use. Implementation of the Residential Overlay zone district shall be permissive in nature and shall not be construed to restrict use already allowed in the base zone district. Further, the city shall retain the authority for determining where implementation of the residential overlay zone is appropriate. To encourage retention of local businesses where parcels are already developed for commercial or industrial use, application of the Residential Overlay shall be considered only after mixed use development, as allowed through policy LU-6a above, has been determined by the City to not be appropriate.*

Discussion: As explained in more detail in the adopted 2023-2031 Housing Element, the City has found that the permitting of mixed-use and residential development on the selected Sites designated for commercial and industrial land uses would result in affordable housing production in the community. The 16 Candidate Opportunity Sites were identified because future mixed-use and residential development on the selected properties would be compatible with existing uses surrounding the sites (see Housing Element Appendix B, including Site Profiles).

Although a residential overlay district was the preferred method to implement Program 1 in the Housing Element, a recent California court of appeal decision (*Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193) found that a city's reliance on a zoning overlay did not satisfy Housing Element Law. Thus, a new MU Zoning District has been created to meet the intent of this policy as well as the goals and programs of the Housing Element. The proposed MU Zone would still be permissive in nature in that it would continue to allow for the uses that are currently permitted in the CPD and M-RP Zones. However, it would require multifamily housing to be included in any future development with incentives to include affordable units in accordance with State law.

Finally, the authority for determining the locations of the new MU Zone stays with the City Council. City staff recommends that Sites fronting on Linden Avenue and Carpinteria Avenue maintain a commercial component on the ground floor within the downtown “T” (based on Community Design Element Subarea 2a). In any case, the Planning Commission and the City Council will take into consideration whether multifamily residential uses are appropriate for the location prior to rezoning a Candidate Opportunity Site.

IV. CEQA Findings

The PEIR for the City’s GP/CLUP was certified in April of 2003. CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an EIR has been certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

The previously certified PEIR evaluated the potential impacts of the City's GP/CLUP, including the buildout of the Land Use Map. Since the proposal to rezone commercial and light industrial zones under the GC and RDI Designation areas to the MU zone would remove potential for commercial and research park development, an apples-to-apples comparison of the 2003 anticipated buildout to the new potential buildout is not possible. However, based on the City's annual reports on the GP/CLUP since 2003, there is still ample growth capacity under the existing Plan and corresponding PEIR.

The proposed Project would not modify the GP/CLUP or its Land Use Map. The future development of the 16 Candidate Opportunity Sites would be infill development that was already planned for under the existing GP/CLUP and analyzed in the PEIR. Further, the proposed Project would serve to implement many of the Land Use Element policies that specifically anticipated the need for mixed-use and residential infill uses in the GC and RDI land use categories.

With the exception of potential agricultural conversion, the previously certified PEIR found that all potential impacts of the GP/CLUP would be less than significant with adherence to the objectives and policies therein.

The proposed Project would not convert any agricultural resources and would not result in any new significant environmental effects, nor would it change the nature or scope of any previously identified impact areas or their mitigation measures. No open space areas or environmentally sensitive areas are proposed to be developed or indirectly impacted. Applicable mitigation measures are included as part of the City's GP/CLUP and would apply to any future development proposals on the parcels affected by the proposed map revisions. Therefore, this Addendum finds the following:

1. The proposed Project will not require any major revisions of the PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. There are no substantial changes that have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified as complete, showing any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Further, the City will need to process the rezones as a local coastal program amendment ("LCPA") with the California Coastal Commission ("Coastal Commission"). The Coastal Commission will ultimately approve, modify, or deny the LCPA and conduct environmental review under its Certified Regulatory Program pursuant to California Public Resources Code Section 21080.5, CEQA Guidelines Sections 15250-15253, and Public Resources Code Section 30000 et seq. Therefore, while this Addendum is sufficient in itself, an additional level of environmental review will also be conducted by the Coastal Commission.

As identified above, the proposed Project would implement Program 1 of the City's 2023-2031 Housing Element and would involve Zoning Amendments to add a new Mixed Use (MU) Zoning District and new Objective Design Standards, and to amend the Zoning Map to rezone up to 16 Candidate Opportunity Sites to MU. The primary changes from the Project are additional residential density on sites already zoned to permit medium density residential use and mixed use. The proposed Project would not result in any changes to City land use designations or GP/CLUP policies. The changes resulting from the proposed Project do not constitute substantial changes to the GP/CLUP, its circumstances, or include new information of substantial importance. The modifications would not involve substantial changes in the magnitude of impacts identified in the previously certified PEIR and would not create new potentially significant impacts that would require mitigation. Therefore, none of the circumstances identified in CEQA Guidelines Section 15162(a) are present.

Pursuant to CEQA Guidelines Section 15164, an addendum is the appropriate CEQA document for the Project. There is no substantial evidence in light of the whole public record suggesting that the project would result in significant environmental impacts not otherwise addressed in the previous EIR. Consequently, a subsequent or supplemental EIR is not required.

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## Attachment E.

Figures 1 through 4 as follows:

1. Potential Rezone Sites
2. Potential Rezone Sites, Aerial Imagery
3. Potential Future Zoning
4. Existing Zoning

2023-2031 Housing Element Zoning Amendments  
November 4, 2024 Planning Commission Meeting

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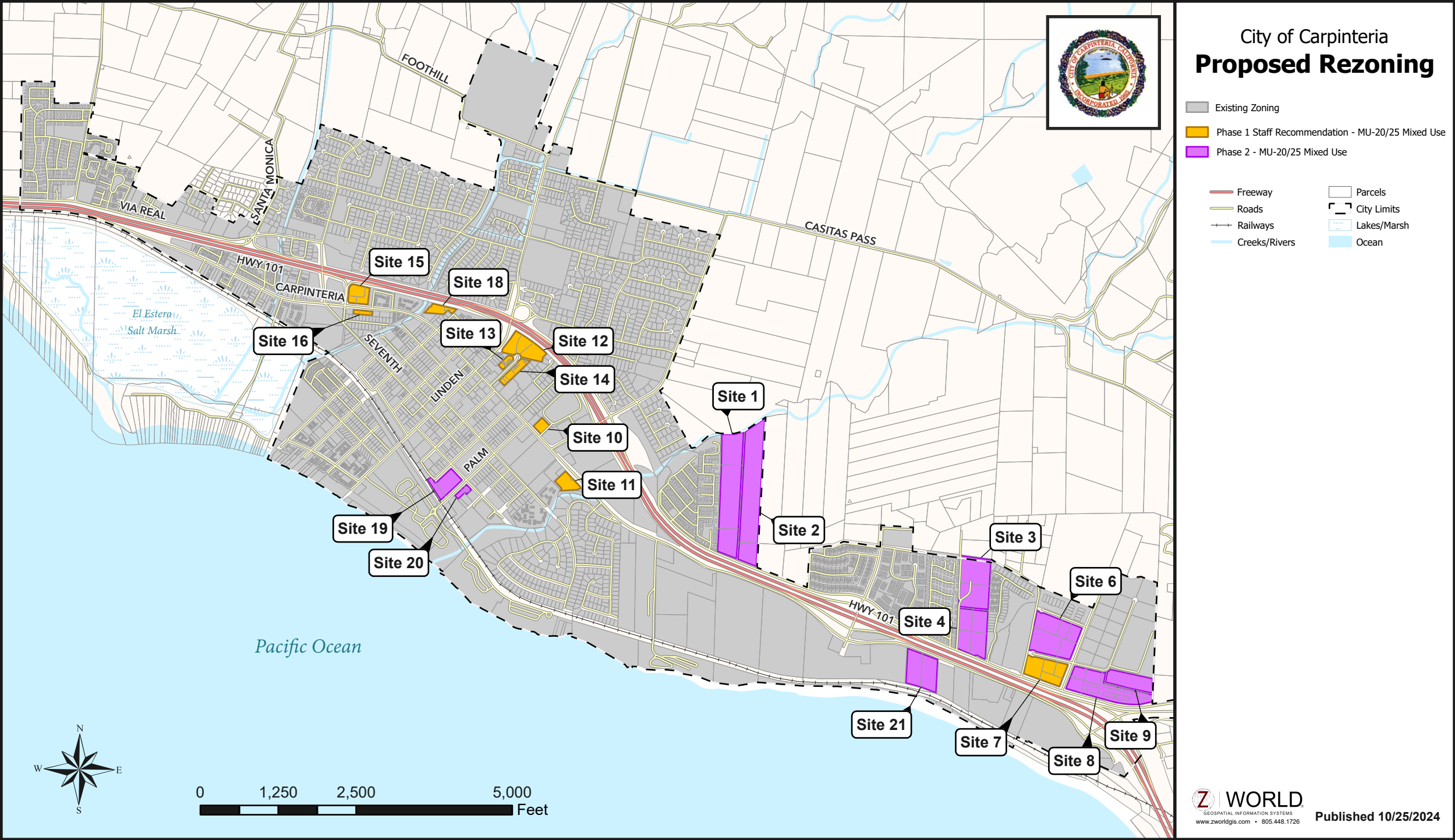


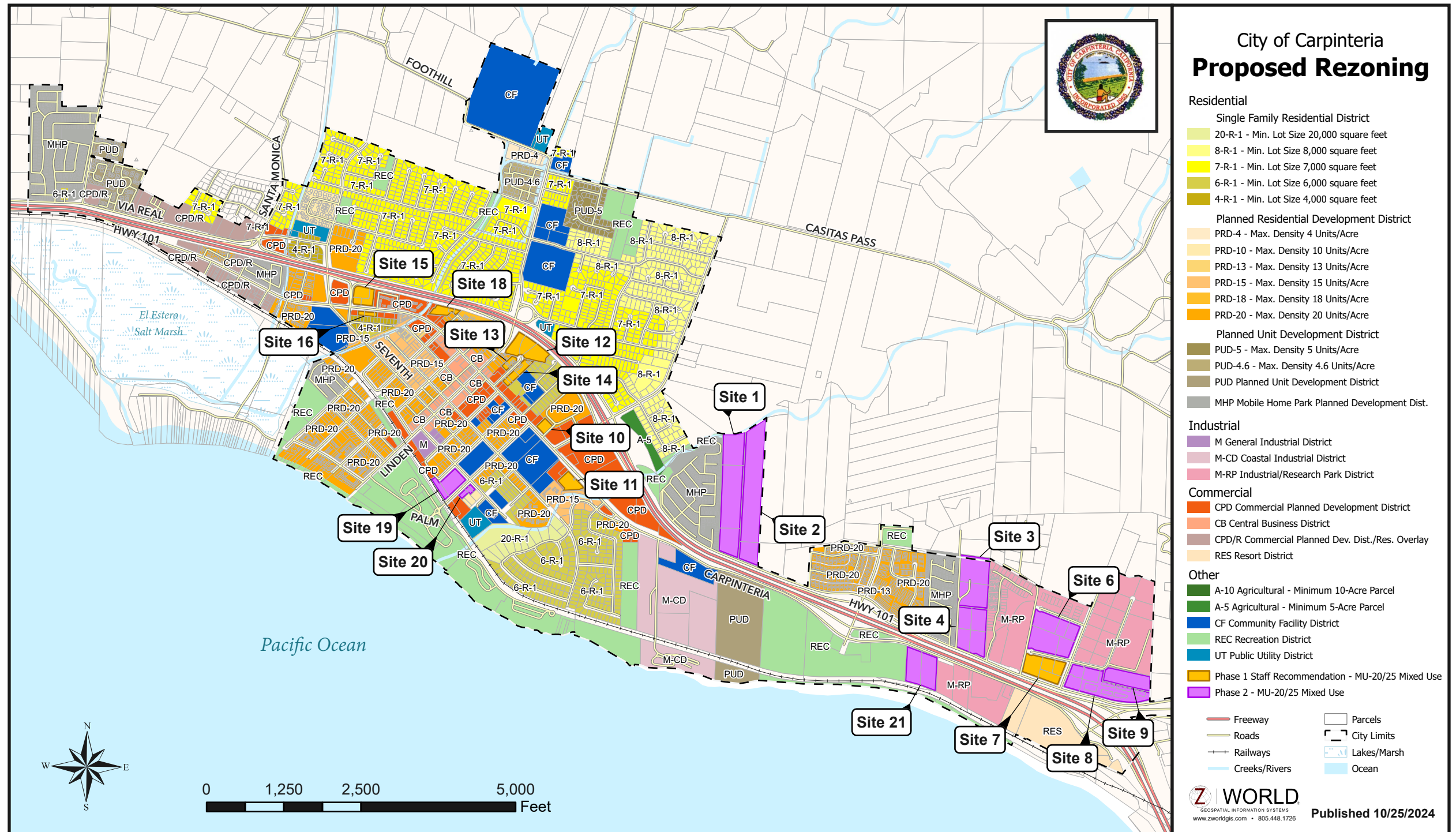
Figure 1 – Potential Rezone Sites

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Figure 2 – Potential Rezone Sites, Aerial Imagery

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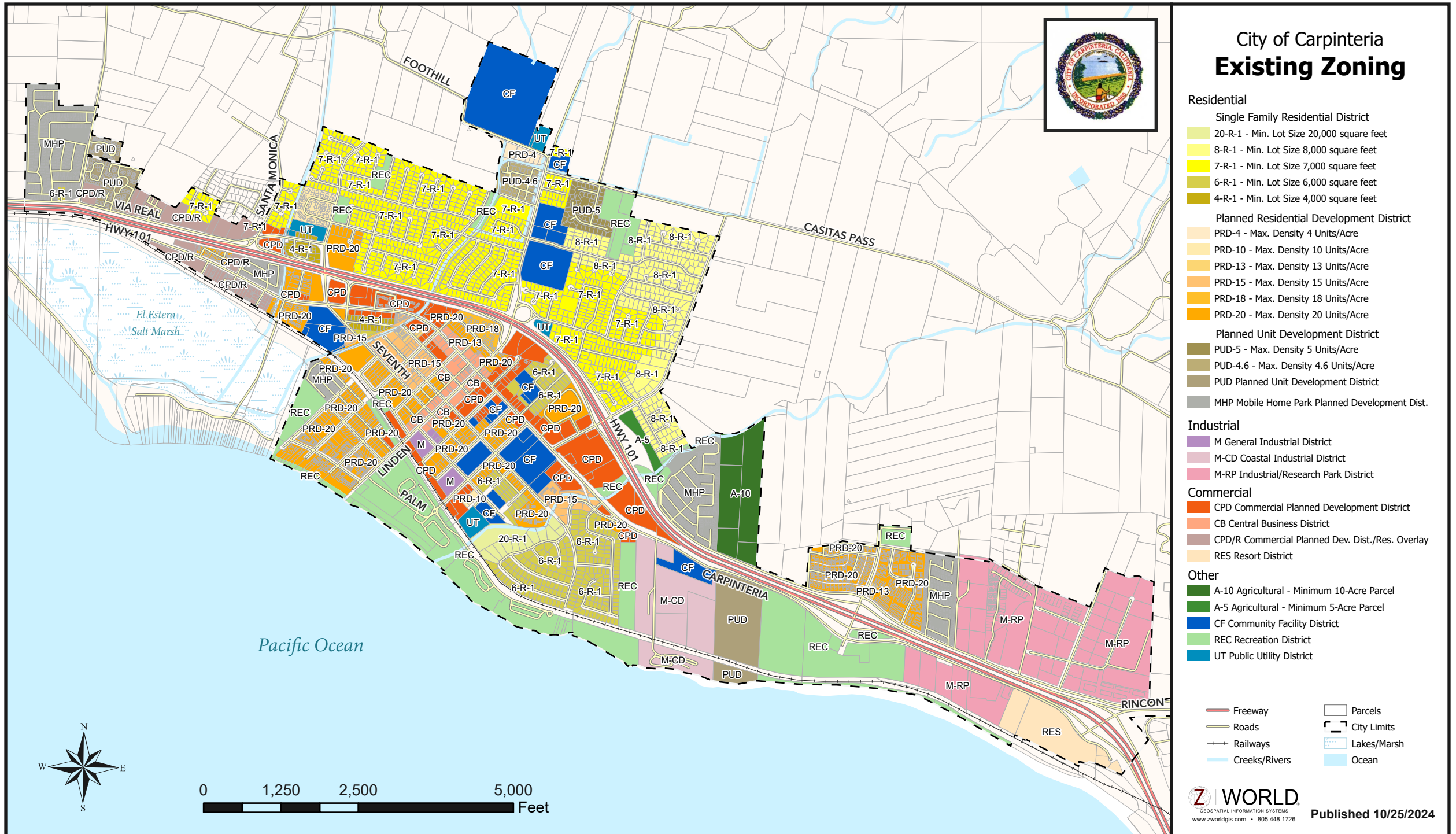


Figure 4 – Existing Zoning

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# Attachment F.

## Consistency Analysis with the City's General Plan/Coastal Land Use Plan

2023-2031 Housing Element Zoning Amendments  
November 4, 2024 Planning Commission Meeting

**DRAFT City of Carpinteria**  
**General Plan/Coastal Land Use Plan (GP/CLUP) Consistency Analysis**  
**for the 2023-2031 Housing Element Update Zoning Amendments**  
**Project 24-2279-ORD/LCPA**

On January 22, 2024, the City Council adopted the 2023-2031 Housing Element<sup>1</sup>, which outlines how the Regional Housing Needs Allocation (“RHNA”) can be achieved during the 2023-2031 cycle through a variety of methods and programs. Now the City must implement Program 1 -- Adequate Sites to Accommodate Regional Housing Needs.

This analysis provides an evaluation of the proposed Project, which is the implementation of Program 1. It requires amendments to the Carpinteria Municipal Code (“CMC”) and Local Coastal Program (“LCP”) and consists of the following three main components:

- A. The addition of the Mixed Use (“MU”) Zoning District in Title 14 of the CMC;
- B. The addition of Objective Design Standards (“ODS”) in Title 14 of the CMC;
- C. The amendments to the Zoning Map to rezone select Candidate Opportunity Sites from their current zoning districts to the new MU Zone.

The amendments to the Zoning Map would involve up to 16 Candidate Opportunity Sites, which are listed in Table 1.

**Table 1 – Proposed Project: 16 Sites to be Potentially Rezoned to Mixed Use**

| Site # | Location                    | Site Size (ac) | Current Zoning | Current General Plan |
|--------|-----------------------------|----------------|----------------|----------------------|
| 3      | 1000 Bega Way               | 9.68           | M-RP           | RDI                  |
| 4      | 6250 Via Real               | 8.47           | M-RP           | RDI                  |
| 6      | Cindy Ln; Mark Ave; Rose Ln | 10.58          | M-RP           | RDI                  |
| 7      | Cindy Ln; Via Real          | 5.51           | M-RP           | RDI                  |
| 8      | Mark Ave; Cindy Ln          | 10.02          | M-RP           | RDI                  |
| 9      | Cindy Ln                    | 4.49           | M-RP           | RDI                  |
| 10     | 5320 Carpinteria Ave        | 1.08           | CPD            | GC                   |
| 11     | 5437 Carpinteria Ave        | 1.98           | CPD            | GC                   |
| 12     | Eugenia Pl                  | 4.66           | CPD            | GC                   |
| 13     | Eugenia Pl                  | 0.80           | CPD            | GC                   |
| 14     | Eugenia Pl                  | 1.88           | CPD            | GC                   |
| 15     | Carpinteria Ave             | 2.45           | CPD            | GC                   |
| 16     | Carpinteria Ave             | 0.67           | CPD            | GC                   |
| 18     | Holly Ave; Carpinteria Ave  | 1.47           | CPD            | GC                   |
| 20     | Palm Ave                    | 0.77           | CPD            | GC                   |
| 21     | Carpinteria Ave             | 6.31           | M-RP           | RDI                  |

<sup>1</sup> Available here: <https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/>

The proposed Project would facilitate the development of housing (and affordable housing, in particular), but would not exceed the buildout anticipated by the City's 2003 GP/CLUP. Each of the 16 Candidate Opportunity Sites have a Land Use Designation of either General Commercial ("GC") or Research & Development Industrial ("RDI"). Both of these land use categories allow for residential uses in their definitions:

**General Commercial ("GC")**

*The GC land use category is characterized by a mixture of retail, wholesale, service and office uses, usually located along major transportation corridors. This category includes a variety of commercial intensities. The Central Business District identifies the downtown commercial area. It is characterized by a variety of offices, retail businesses, specialty shops, entertainment uses, and residential land uses. The City encourages this area to be pedestrian-oriented.*

**Research & Development Industrial ("RDI")**

*The RDI land use category is characterized by well-designed groups of office, research and development and light industrial uses. These land uses typically employ a large number of persons, and are attractively designed to be compatible with less intense uses, such as residential.*

**I. Project Consistency with the Land Use Element**

The following analysis focuses on how the proposed Project is consistent with applicable Land Use Element objectives and policies.

**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.*

Discussion: This objective was taken into consideration during the 2023-2031 Housing Element Update process. Candidate Opportunity Sites chosen for potential rezoning were screened to ensure that their locations make sense for siting future housing in the City while ensuring there would be minimal impacts to coastal resources, coastal access, and recreational opportunities. Site profiles for 19 Candidate Opportunity Sites are provided in Figure B-4 of Appendix B<sup>2</sup> of the Housing Element. All Sites were selected based on substantial evidence that they could be rezoned to realistically accommodate additional housing within the City without significant impacts to agricultural land, visitor serving commercial uses, environmentally sensitive areas, and hazards associated with flooding and sea level rise. Moreover, the 16 Sites (Table 1 above) under consideration for the proposed Project are located in commercial and light-industrial/research park areas of the City and would support compatible housing and/or mixed-use development in context with other existing and planned development patterns.

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<sup>2</sup> Available here: [https://carpinteriaca.gov/wp-content/uploads/2024/01/Appendix-B-Site-Profiles-Final-Readopted-Version\\_Reduced.pdf](https://carpinteriaca.gov/wp-content/uploads/2024/01/Appendix-B-Site-Profiles-Final-Readopted-Version_Reduced.pdf)

**Policy LU-1a:** *The policies of the Coastal Act (Public Resources Code Section 30210 through 30263) are hereby incorporated by reference (and shall be effective as if included in full herein) as the guiding policies of the land use plan.*

Discussion: The proposed Project would comply with the provisions of the Coastal Act and with the City's Local Coastal Plan (LCP). Appendix B of the Housing Element describes the City's Candidate Opportunity Sites and includes an initial evaluation of those sites with respect to Coastal Act and the City's certified LCP's protections for coastal resources. The candidate sites were selected based on substantial evidence that these sites could be rezoned to realistically accommodate additional housing within the City without significant impacts to agricultural land, visitor serving commercial uses, environmentally sensitive areas, and hazards associated with flooding and sea level rise.

**Policy LU-1d:** *Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture (as shown on Figure LU-1) are compatible with these public resources and will not be detrimental to the resource.*

Discussion: Of the 16 Candidate Opportunity Sites under consideration for the proposed Project (Table 1), no Sites are located next to agriculture and only Site #21 is located adjacent to designated open space/recreation. Site #21 consists of two properties to the east of Viola Fields, an active ball field. The Site supports both vacant land and existing development with the presence of a warehouse that was built in 1962. Future multifamily residential and/or mixed-use development on Site #21 would not be detrimental to the adjacent recreational area since the uses are compatible, the properties involved are easily accessible for vehicles and pedestrians, and future development would not create any hazards or nuisances that would disrupt the ongoing use of the ball fields.

**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.*

Discussion: The overall Project would be consistent with this objective. The intent of the standards in the MU Zone and ODS is to ensure that future housing growth occurs in a manner that is compatible with the existing small beach town character.

Site Nos. 8 and 9 are located at the City's eastern edge. Site No. 8 is developed with industrial/office park uses and is adjacent to similar uses to the north and west, with Highway 101 to the south. Site No. 9 is vacant but surrounded by industrial development to the north, south, and west. Mixed-use or residential development of these two Sites would not be considered sprawl given the existing and planned uses for the area.

The remaining 14 Candidate Opportunity Sites are infill sites that are not located near the City's edge. Each is a reasonable walking distance from neighborhood serving uses (e.g., schools, grocery stores, pharmacies, parks, etc.) and from public transit stops, and is either served by all needed utilities or has direct access to existing utilities. With the application of the ODS, the future residential and mixed-use development would be compatible with the existing small beach town character.

**Policy LU-3a.** *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

Discussion: The proposed Project would be consistent with this policy. It would incentivize new residential development adjacent to existing development in commercial and light industrial/research park designations to allow for redevelopment and infill in the urban core, near existing services and jobs.

All 16 Candidate Opportunity Sites are located adjacent to existing developed areas of the City. Site No. 21 has the least amount of surrounding development but supports existing industrial uses on half of its surface area and is adjacent to a public park to the west, Highway 101 to the north, offices to the east, and railroad corridor to the south.

The MU Zone would require any new development plans to include medium-density multifamily residential uses. Consistent with this policy, the rezones would concentrate development in the City's urban core by focusing on locations with existing commercial/research park land use designations. It would also prompt redevelopment on most of the Sites, particularly where existing buildings (e.g., office spaces) have seen diminished demand in recent years.

Therefore, the new MU zone district requiring residential densities of 20-25 dwelling units per acre on up to 16 select Candidate Opportunity Sites (Table 1) that are located in GC and RDI designated areas would appropriately concentrate higher-densities in the urban core and prompt redevelopment of existing structures.

**Policy LU-3c.** *Work cooperatively with the County to strive to achieve a jobs/housing balance in the Carpinteria Valley.*

Discussion: The proposed Project is the implementation of a key program from the adopted 2023-2031 Housing Element. Both the City's and the County's Housing Elements this cycle were prepared through a cooperative assessment with the Santa Barbara County Association of Governments (SBCAG). See more detailed discussion under Policy LU-6a below.

**Policy LU-3h.** *Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.*

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

Discussion: Consistent with these Policies, identified Candidate Opportunity Sites were selected, in part, based on their proximity and access to important services, including but not limited to transportation infrastructure and recreational areas. All of the sites under consideration are located directly on, or within short walking distance (i.e., less than ¼ mile) of the City's main bus route.

**Policy LU-3j.** *Ensure that the Zoning Ordinance contains applicable zoning districts to provide consistent implementation of the Land Use categories.*

**Policy LU-3l.** *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.*

**Policy LU-3m.** *Where residential use is permitted in commercially designated areas and a density standard is provided, specific plans or similar implementation tools should be created to establish appropriate controls for the intensity of residential use in the district.*

Discussion: The proposed MU zone district has been designed to be vertically consistent with the types and intensities of development contemplated for the GC and RDI land use categories, including provisions for accommodating multifamily residential and mixed-use infill opportunities in these land use categories, and also complying with the requirements of Housing Element law as it pertains to rezones required to meet the City's RHNA.

**Policy LU-5a.** *The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.*

Discussion: Consistent with this Policy, none of the Candidate Opportunity Sites currently under consideration are designated for agriculture, coastal-dependent industry, or visitor-serving commercial use.

**Objective LU-6:** *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.*

Discussion: The application of the new MU Zone and ODS to Candidate Opportunity Sites would be directly in response to the changing needs identified in the City's 2023-2031 Housing Element, including the local and regional jobs/housing balance and the incentivization of affordable housing development. The goals of the Housing Element's programs are:

- 1) providing diverse housing sites and opportunities;
- 2) conserving and improving the existing affordable housing stock;
- 3) removing governmental and other constraints to housing development; and
- 4) affirmatively furthering fair housing.

Consistent with this Objective, the proposed MU Zone would establish a new zoning district that aligns with the GC and RDI land use categories intended to promote infill residential and mixed-use development at densities that would encourage the production of workforce housing and incentivize the inclusion of below-market rate housing units in such projects. Compared to other zone districts within the City that allow for multifamily residential uses, the proposed MU Zone would allow for slightly more relaxed development standards (e.g., height, setbacks, parking) in an effort to accommodate targeted densities.

**Policy LU-6a.** *The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.*

Discussion: As explained in more detail in the adopted 2023-2031 Housing Element, the City has found that the permitting of mixed-use and residential development on parcels designated for commercial and industrial uses would result in affordable housing production. During the Housing Element Update process, only Candidate Opportunity Sites that were compatible with existing and anticipated uses in the areas surrounding the Sites were selected. Application of the new MU Zone to such Sites would enable the

City to meet its near-term RHNA obligations in a manner that can be found consistent with this Policy directive.

This would also help the City to improve and maintain an appropriate local/regional jobs-housing balance. As explained in the 2023-2031 RHNA Plan<sup>3</sup>, SBCAG reviewed the jobs and housing balance of all jurisdictions in Santa Barbara County. The region's growth forecast, which forms the basis for the RHNA, considers areas where there are significant imbalances in jobs and housing, and the likelihood of those imbalances changing in the future by applying existing and future jobs. The RHNA Plan includes consideration of existing and projected relationships between low-wage jobs and lower-income housing. As such, the SBCAG-adopted RHNA methodology includes a jobs-housing fit adjustment factor that seeks to house more low-wage workers near higher housing cost areas and encourage zoning for more affordable housing types. The methodology used in the RHNA Plan was based, in part, on the following objective:

“Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.”

The RHNA Plan's South-Coast emphasis on an improved jobs-housing balance, income parity, and affirmatively furthering fair housing, strives to improve the jobs-housing fit between low-wage jobs and the housing needs of low wage workers. The proposed rezoning of Candidate Opportunity Sites in Carpinteria to a new MU zone would be a significant step toward meeting that goal in the South County.

**Policy LU-6b.** *The City may consider and permit residential use on a parcel or parcels not designated for such use under certain circumstances. Such residential use may be considered on a parcel or parcels designated for commercial or industrial use if the City has found that either the allowance would encourage rehabilitation of important existing housing stock or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that residential use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Residential use shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site. A residential overlay zone district shall be maintained by the city with the purpose of permitting residential development on a parcel or parcels otherwise designated on the official land use and zoning maps of the city for commercial or industrial use. Implementation of the Residential Overlay zone district shall be permissive in nature and shall not be construed to restrict use already allowed in the base zone district. Further, the city shall retain the authority for determining where implementation of the residential overlay zone is appropriate. To encourage retention of local businesses*

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<sup>3</sup> Available here: [https://www.sbcag.org/wp-content/uploads/2023/08/final\\_rhna\\_plan.pdf](https://www.sbcag.org/wp-content/uploads/2023/08/final_rhna_plan.pdf)

*where parcels are already developed for commercial or industrial use, application of the Residential Overlay shall be considered only after mixed use development, as allowed through policy LU-6a above, has been determined by the City to not be appropriate.*

Discussion: As explained in more detail in the adopted 2023-2031 Housing Element, the City has found that the permitting of mixed-use and residential development on the selected Sites designated for commercial and industrial uses would result in affordable housing production in the community. The 16 Candidate Opportunity Sites were identified because future mixed-use and residential development on the selected properties would be compatible with existing uses surrounding the sites (see Housing Element Appendix B, including Site Profiles), and could help contribute towards meeting the City's workforce and affordable housing needs.

Although a residential overlay district was the preferred method to implement Program 1 in the Housing Element, a recent California court of appeal decision (*Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193) found that a city's reliance on a zoning overlay did not satisfy Housing Element Law. Thus, a new MU Zoning District has been created to meet the intent of this policy as well as the goals and programs of the Housing Element. The proposed MU Zone would still be permissive in nature in that it would continue to allow for the uses that are currently permissible in the GC and RDI land use categories and their corresponding zone districts. However, it would require multifamily housing to be included in any future development with incentives to include affordable units in accordance with State law.

Finally, the authority for determining the locations of the new MU Zone stays with the City Council. City staff recommends that Sites fronting on Linden Avenue and Carpinteria Avenue within the Downtown "T" (based on Community Design Element Subarea 2a) be required to be developed in a mixed-use fashion that maintains a commercial component on the ground floor. Outside of the Downtown "T," sites rezoned to the MU district would have the option of being developed in a mixed-use arrangement or residential-only. In any case, the Planning Commission and the City Council will take into consideration whether multifamily residential uses are appropriate for the location prior to rezoning a Candidate Opportunity Site.

**Policy LU-6c.** *Parcels designated coastal-dependent industrial or visitor-serving commercial shall not be considered for mixed-use or residential use, with the exception that second-story mixed-use or residential use shall be allowed on visitor-serving commercial parcels in the Downtown Core District.*

Discussion: Consistent with this Policy, none of the identified Candidate Opportunity Sites are designated for coastal-dependent industrial or visitor-serving commercial use. Proposed rezone sites were instead selected from existing sites designated for GC and RDI land uses that currently allow for mixed-use and residential uses in certain circumstances.

## II. Project Consistency with the Community Design Element

The following analysis focuses on how the draft ODS in particular are consistent with applicable Community Design objectives and policies.

### Citywide Community Design Objectives

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

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

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

Discussion: The ODS propose standards which address the relationship between the project site, adjacent sites, and the new development. Section 14.51.040- Building Form, Massing, and Articulation proposes contextual standards that reflect structures surrounding a proposed project, such as a requirement to maintain an existing contiguous street façade (like on parts of Carpinteria and Linden Avenues); upper story step backs when a project is within 20 feet of a side property line or when adjacent to a single-story building; and reduced upper-story massing (80% of the ground story, or 70% for lots of 5,000 square feet or less). Draft Section 14.51.050 – Site Design proposes standards that ensure building façades remain in character and coherent with the surrounding neighborhood, such as requiring commercial components of mixed-use developments to be located on the ground floor facing the primary street and designating street-facing open spaces on Carpinteria and Linden Avenues to be used for public plazas, dining, or entry spaces.

The requirements for building massing and variation do not confine buildings to a certain architectural style, allowing for the continued charming variety of architectural styles seen in the City, while at the same time requiring elements that prevent boxy, generic structures. For example, façades must incorporate variations in wall depth or elements like a porch or stoop to create animated spaces. Proposed restrictions on story heights prevent structures from being taller than necessary and roofline variation requirements create breaks in massing at the top of buildings, allowing for views to remain incorporated in projects.

## Key Physical Community Design Characteristics

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

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

**Policy CD-5b.** *Garages should not dominate views from any public street.*

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

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

**Discussion:** Many of the proposed standards address street frontages and the relationship between public and private spaces. Section 14.51.070 proposes requirements for the placement and design of building entrances, a key component of how the public interacts with building façades. The proposed ODS include elements that make public entrances inviting and interesting, and in mixed-use settings require separate entrances to residential and commercial spaces. Entrances would be required to provide a weather-sheltering element and/or decorative features, and street-facing entrances would need to incorporate enhanced paving to differentiate from the public right-of-way. Additional proposed requirements include maximum four-foot-tall fences, walls, or plantings around private open spaces within 20 feet of other residences, a limit on garages to occupy no more than 50% of a façade, and pedestrian walkways that connect public rights-of-way to key elements within a development (such as entrances, bicycle parking, and other amenities). Together, these various ODS would create inviting, interesting façades and entryways that would make neighborhood streets feel safe and vibrant.

**Policy CD-6a.** *Neighborhood-serving commercial or apartment buildings should be oriented to the street that bounds or enters the neighborhood. Front doors should face the street, with primary access directly from the public sidewalk. The buildings should be compatible in scale with nearby residential buildings.*

**Policy CD-6b.** *Parking lots should be beside or behind the buildings, not in front. On-street customer parking for small neighborhood-serving shops, restaurants, offices and service businesses is encouraged. Such on-street parking should be managed as short-*

*term convenience parking, and should not conflict with parking for coastal access or for nearby residences.*

**Discussion:** The proposed ODS would require commercial uses to locate main entrances toward the primary street. Parking and loading areas would not be permitted between any building and the primary right-of-way. The number of required parking spaces is determined by the zone district and is not included in the proposed ODS.

**Objective CD-7:** *Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia professional office area, the Casitas Village, Shepard's Place Shopping Center, and the Cindy Lane-Mark Avenue industrial park districts.*

**Policy CD-7a.** *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

**Policy CD-7c.** *Loading and trash facilities should be located where they are screened from view. The use of alley and service roads is encouraged for these facilities.*

**Policy CD-7d.** *Courtyard housing types, with multiple small units fronting onto a common courtyard or garden, are encouraged as an alternative to apartment "blocks" or more massive buildings within mixed-use districts.*

**Discussion:** The proposed ODS would be applicable to any sites rezoned to the proposed MU zone district, as well as specified projects which could receive ministerial or streamlined review under the California Government Code. New mixed-use and/or residential developments could "enhance" these areas by providing new housing and job opportunities and public amenities. Commercial frontages on Linden and Carpinteria Avenues would have to incorporate transparent windows and doors for at least 50% of the wall area between three and seven feet high, and wall plane variation requirements proposed in Section 14.51.040 would additionally prevent "blank sections" of frontages. Mechanical equipment, waste receptacles, and loading areas for commercial uses would require screening from public view through landscaping or enclosures, and loading zones would be prohibited along the primary street façade. Developments would be prevented from forming apartment "blocks" with unbroken facades through a combination of the zone district's development standards (e.g., building coverage, open space requirements) and the ODS (e.g., minimum dimensions for open space, contextual upper-story setbacks, wall plane variation requirements).

**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.*

**Policy CD-8b.** *To provide convenient pedestrian routes, the existing network of automobile lanes, trails and pedestrian ways in the Downtown District and adjacent neighborhoods should be preserved, reinforced and extended into other neighborhoods. This pedestrian network should be in addition to, not in lieu of, pedestrian ways on the streets.*

**Discussion:** The proposed ODS provide several standards related to pedestrian access and circulation on a site. Walkways would be a required minimum of four feet wide and would need to connect the public sidewalk to areas all throughout the site. For sites located more than 300 feet from an intersection, a public access walkway would be required through the lot to connect blocks to one another. Landscaping would be required to flank at least one side of each walkway, with trees planted to shade at least 25% of the walkway at maturity, providing buffer from other uses (e.g. parking or street areas). While the ODS do not address bicycle infrastructure in the public right-of-way, the ODS do propose requirements for bicycle parking for both commercial and residential uses, enhancing the bike-friendliness of the City.

**Objective CD-10:** *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

**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.*

**Policy CD-10b.** *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

**Policy CD-10c.** *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and residents to walk, shop and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

**Policy CD-10e.** *Frontages with existing uses such as the parking, loading or storage of vehicles should be screened with walls and plantings that are consistent with the neighborhood character. These elements should be in scale with pedestrians.*

Discussion: Attractive building frontages are a key focus of the proposed ODS. Section 14.51.040 would address frontages on a larger scale, requiring wall plane variation, vertical breaks in color, material, or texture, roofline variation, and reduced upper story massing to prevent “looming” multi-story façades. Where an established façade setback pattern exists (such as along Linden Ave and parts of Carpinteria Ave), new developments would be required to maintain that pattern to fit in with the building character. Other sections propose standards to enliven and beautify frontages in smaller ways, such as requiring that front setbacks of commercial mixed-use spaces be public/pedestrian-oriented (e.g. providing seating, public art, etc.); that front entrances along the downtown “T” provide enhanced paving and decorative/weather protective elements; and that garages be recessed from the main wall plane and provide decorative treatments, like trellises or windows to soften their appearance.

A downtown ground floor transparency requirement is proposed, which would mandate that new mixed-use commercial facades facing Linden or Carpinteria Avenues include windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Commercial components of mixed-use developments would be required to always be located closest to the primary street, and on the ground floor when commercial and residential is proposed in the same building, thereby siting the residential units away from the primary street. A five-foot landscaping privacy buffer would be required between all private open spaces (e.g. patios) and public spaces. As mentioned previously, loading areas and mechanical equipment would be required to provide screening through fences, landscaping, or other means to blend in with the surrounding character. For sites fronting Linden or Carpinteria Avenues, off-street parking would not be permitted in the front or side setback. Taken together, all of these standards would enhance neighborhood character and avoid blank, uninviting facades at the pedestrian, building, and block level.

**Objective CD-11:** *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

**Policy CD-11a.** *Open space, in the form of parks and greens should be an integral part of each neighborhood plan, not configured as residual space unusable by the residents.*

**Policy CD-11c.** *All public spaces and facilities should reflect quality design.*

**Policy CD-11f.** *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.*

Discussion: The amount of required common and/or public open space is set by the zone district, but the ODS propose standards to enhance these spaces for the benefit of a development’s residents and the public. As mentioned above, the ODS propose that

common/public open spaces be a minimum of 10 x 10 feet (preventing situations such as a long, narrow strip of residual land between buildings being counted as “open space”) and provide at least one amenity to make the space useful— elements such as picnic tables, seating areas, play areas, and community gardens are proposed. Along Linden and Carpinteria Avenues, the ODS would require that any ground-floor courtyard, open space, or building setback from the street-facing property line be used for outdoor dining, public plazas, or entries, allowing for smaller public spaces to nestle along high foot traffic streets. Section 14.51.110 would additionally require that all landscaping utilize non-invasive Mediterranean, local California native, and other drought-tolerant species, and would prohibit artificial plants. Proposed minimum plant quantities (one 15-gallon tree or equivalent box size and 20 five-gallon shrubs per 1,000 square feet of landscaped area) would prevent developments from looking barren before landscaping has matured and from having large swaths of hardscape, mulch, woodchips, or similar materials. These proposed requirements aim to create “quality design” for public spaces incorporated in new developments.

## **Community Design Subareas**

### Subarea 2. The Downtown and Old Town

**Objective CDS2-2:** *Preserve and enhance the downtown’s historic status as the center of commercial activity by encouraging a range of uses that serve both residents and visitors.*

**Objective CDS2-3:** *Preserve and enhance the downtown’s historic status as the center of civic activity by encouraging the construction and expansion of cultural and governmental facilities in the downtown.*

**Policy CDS2-a.** *Ensure that new intensified land uses within the Downtown remain consistent with the city’s “small beach town” image.*

**Policy CDS2-b.** *To enhance the pedestrian character of the downtown’s streets, plazas, paseos, parks and lanes.*

**Discussion:** The proposed ODS would contribute to the downtown’s status as the center of commercial and civic activity by requiring building designs that blend residential and mixed-use into the existing vibrant cityscape. Mixed-use developments would require commercial frontages to be public and visitor-oriented—architecturally detailed street-facing entrances and pedestrian amenities in front setbacks—while residential-only developments would require adequate privacy for residents while maintaining openness and “curb appeal”—windows with improvements like shutters or awnings; a maximum height of four feet for fences, walls, or hedges facing a public street to prevent the street from being walled off; and no expansive, blank garage doors facing the street. New downtown development accommodating both commercial and residential uses has the

potential to create a pedestrian-centric neighborhood with people in close proximity to work, home, cultural and leisure amenities, and shopping areas.

Subarea 2a. The Downtown Core District

**Objective CDS2A-2:** *Preserve and enhance the downtown’s historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

Discussion: Consistent with this Objective, proposed rezones within the Downtown Core are limited to sites along the periphery of the Downtown “T” that are not designated for visitor-serving commercial use, but where mixed-use or multifamily residential uses would be appropriate and can help to preserve and enhance commercial activity throughout the downtown. The proposed ODS ensure that new development of these sites is pursued in a manner that preserves the character of the community.

**Policy CDS2A-a.** *Encourage and carefully regulate the development of two- and three-story mixed-use building along Linden and Carpinteria Avenues, to define a vital, lively, and valuable center for the city while prioritizing visitor-serving commercial uses.*

**Policy CDS2A-b.** *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city’s “small beach town” image.*

**Policy CDS2A-c.** *Encourage the gradual but systematic transformation of Carpinteria Avenue from a highway commercial strip to an integrated downtown street similar in character to Linden Avenue.*

**Policy CDS2A-d.** *Enhance the pedestrian character of the District’s streets, plazas, paseos, parks and lanes.*

Discussion: The proposed ODS would carefully regulate development of mixed-use projects in this key downtown “T” area. The “intensity” of land uses would be more precisely regulated by the new MU zone district. But the proposed ODS would require reduced upper story massing, upper story setbacks, and roofline variation, which can lessen the perceived intensity of a development from the street or sidewalk. Required architectural details on windows, entryways, and roofs without a strict architectural style imposed overall would invite interesting variety and add to Carpinteria’s eclectic “small beach town” feel. The ODS propose to site parking and loading areas away from Carpinteria and Linden Avenues, preventing pedestrian-hostile frontages dominated by asphalt.

#### Subarea 4. The Northeast

**Objective CDS4-1:** *Strengthen the visual and physical connections between the subarea, the downtown and other neighborhoods and districts in the city.*

**Objective CDS4-2:** *To take advantage of the subarea's unique mixture of workplaces and affordable housing to develop a vital living and working center for the city.*

**Objective CDS4-3:** *Enhance existing residential neighborhoods and ensure that new development improves the neighborhood scale and character.*

Discussion: The ODS propose design requirements that would appropriately blend residential and commercial uses in a mixed-use development supported by the Northeast neighborhood objectives. Currently, the Northeast as viewed from Via Real lacks significant draw and pedestrian-oriented infrastructure, and the industrial/commercial uses are entirely separated from residential uses. The ODS would require new development to amplify pedestrian infrastructure and design frontages that engage residents and passers-by, as indicated by analysis above, while still maintaining the business-oriented nature of the easternmost portion. The Northeast may currently be considered to lack the “small beach town character” that other areas of the City have, and the ODS would create a more cohesive sense of design in Carpinteria that prioritizes people instead of cars, and integrates residences with surrounding commercial areas.

#### Subarea 6. The Bluffs

**Objective CDS6-1:** *Maintain the Carpinteria Bluffs Access, Recreation & Open Space Master Program as the coordinated plan for the Carpinteria Bluffs area that will allow development of uses identified in the Land Use Plan herein, so as to complement one another and preserve and enhance the site's coastal environment. The plan should be maintained so as to include information adequate to define the environmental resources and hazards within the Carpinteria Bluffs, and to delineate precise and appropriate policies for their management.*

**Objective CDS6-2:** *Ensure that development is controlled to avoid impacts to significant viewsheds, vistas, and view corridors.*

Discussion: Of the 16 Candidate Opportunity Sites under consideration for the proposed Project (Table 1), only Site #21 is located in the Bluffs subarea. Site #21 consists of two properties to the east of Viola Fields, an active ball field. The Site supports both vacant land and existing development with the presence of a warehouse that was built in 1962. Future multifamily residential and/or mixed-use development on Site #21 would be

required to comply with the MU development standards and ODS, as well as policies for coastal resource protection.

### III. Project Consistency with the Circulation Element

The following analysis focuses on how the proposed Project is consistent with applicable Circulation Element objectives and policies.

**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-3k.** *Segregate by design, enforcement and traffic pattern, routes of significant industrial and residential conflict.*

Discussion: The proposed Project would allow for future development of mixed-use and multifamily residential projects adjacent to commercial and light industrial/research park uses. However, careful consideration was given to selecting Candidate Opportunity Sites where the combination of residential uses with commercial/industrial uses would not result in direct land use conflicts, including those related to traffic patterns. The 16 Candidate Opportunity Sites are located on or very near arterial streets that have existing capacity for local vehicle trips and also have direct access to existing public transit. An additional benefit related to the locations of the 16 Sites is that multifamily development in these locations is expected to reduce overall vehicle miles traveled by placing more workforce housing near jobs.

**Objective C-7:** *Build demand for alternative transportation use by increasing ease, effectiveness, and social acceptability, and through foresighted planning.*

**Policy C-7b.** *Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas.*

**Policy C-8l.** *As a requirement of new development, significant attention must be paid to bicycle-friendly infrastructure and the maintenance of nearby old infrastructure.*

Discussion: The Project would increase demand for alternative transportation by placing housing in areas that are walkable, bicycle-friendly, near public transit, and close to neighborhood services. The ODS component of the proposed Project specifically addresses pedestrian access and circulation, as well as requiring adequate bicycle parking.

#### IV. Project Consistency with the Open Space, Recreation & Conservation Element

The following analysis focuses on how the proposed Project is consistent with applicable Open Space, Recreation & Conservation Element objectives and policies.

**Objective OSC-1:** *Protect, preserve and enhance local natural resources and habitats.*

**Policy OSC-1a.** *Protect Environmentally Sensitive Habitat Area(s) (ESHA) from development and maintain them as natural open space or passive recreational areas.*

**Policy OSC-1b.** *Prohibit activities, including development, that could damage or destroy ESHA.*

Discussion: The majority of the properties included in the Candidate Opportunity Sites list do not any environmentally sensitive habitats, nor are they located in proximity to such resources. Three sites, Site 11, Site 18, and Site 21, are located immediately adjacent to City creeks (Carpinteria Creek, Franklin Creek, and Lagunitas Creek, respectively). Existing creek protection policies implemented through the City's Creeks Preservation Program would apply to redevelopment of these sites under the proposed MU zoning designation. Likewise, Site 21 is known to contain limited quantities of sensitive sage and bluff scrub habitat, which would be subject to the City's ESH protection policies. Assumed densities and development potential for these sites factored in applicable resource protection policies (e.g., setback requirements, etc.), while still allowing for reasonable redevelopment scenarios.

**Objective OSC-11:** *Carpinteria will conduct its planning and administrative activities so as to maintain the best possible air quality.*

**Policy OSC-11b.** *Promote the reduction of mobile source emissions related to vehicular traffic (e.g. promote alternative transportation, vanshare, buses).*

**Policy OSC-11d.** *Encourage the improvement of air quality in the Carpinteria Valley by implementing measures in the South Coast Air Quality Attainment Plan. For air quality enhancement, measures will include but not be limited to, measures to reduce dependence on the automobile and encourage the use of alternative modes of transportation such as buses, bicycles and walking.*

Discussion: The Project would minimize emissions from vehicles by placing residents near jobs and services. It would increase demand for alternative transportation by locating housing in areas that are walkable, bicycle-friendly, near public transit, and close to neighborhood services. All of the Candidate Opportunity Sites are located directly on the City's main transit line or within short (< ¼ mi.) walking distance of the route.

**Policy OSC-13a.** *Preserve broad, unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. Highway 101. In addition, design and site new development on or adjacent to bluffs, beaches, streams, or the Salt Marsh to prevent adverse impacts on these visual resources. New development shall be subject to all of the following measures*

- a. *Height and siting restrictions to avoid obstruction of existing views of visual resources from the nearest public areas.*
- b. *In addition to the bluff setback required for safety, additional bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to ensure that the structure does not infringe on views from the beach except in areas where existing structures already impact public views from the beach. In such cases, the new structure shall not be greater in height than adjacent structures and shall not encroach seaward beyond a plane created by extending a straight line (“stringline”) between the nearest building corners of the existing buildings on either side of the proposed development. Patios, balconies, porches and similar appurtenances, shall not encroach beyond a plane created by extending a straight line between the nearest corners closest to the beach from the existing balconies, porches or similar appurtenances on either side of the proposed development. If the stringline is grossly inconsistent with the established line of seaward encroachment, the Planning Commission or City Council may act to establish an encroachment limit that is consistent with the dominant encroachment line while still limiting seaward encroachment as much as possible.*
- c. *Special landscaping requirements to mitigate visual impacts.*

**Policy OSC-13b.** *Require new development or redevelopment in the downtown section of Carpinteria to conform with the scale and character of the existing community and consistent with the city’s theme of a small beach-oriented community.*

**Policy OSC-13f.** *Where appropriate, use open space lands as buffers for noise and visual nuisances and as transitions between incompatible uses.*

**Policy OSC-13g.** *Require new development to protect scenic resources by utilizing natural landforms and native vegetation for screening structures, access roads, building foundations, and cut and fill slopes in project design which otherwise complies with visual resources protection policies.*

Discussion: The proposed Project must allow for ministerial and streamlined permitting of medium-density multifamily housing per State law. As written, the draft MU Zone, coupled with the draft ODS, would allow for such development on select rezone sites in the City while protecting important visual resources and broad unobstructed views. The MU Zone standards would limit building and structure heights to 35 feet, require setbacks and distance between buildings, restrict building site coverage, and limit fence/wall heights.

The ODS propose many standards which address the relationship between the project site, adjacent sites, and the new development. They would prevent development from forming apartment “blocks” with unbroken facades via minimum dimensions for open space, contextual upper-story setbacks, and wall plane variation requirements. Attractive building frontages are a key focus of the proposed ODS, which include standards to enliven and beautify frontages. Proposed “Site Design” standards would ensure building façades remain in character and coherent with the surrounding neighborhood, such as requiring commercial components of mixed-use developments to be located on the ground floor facing the primary street and designating street-facing open spaces on Carpinteria and Linden Avenues to be used for public plazas, dining, or entry spaces.

Landscaping would be required to flank at least one side of each walkway, with trees planted to shade at least 25% of the walkway at maturity, providing buffer from other uses (e.g. parking or street areas). Section 14.51.110 of the draft ODS would additionally require that all landscaping utilize non-invasive Mediterranean, local California native, and other drought-tolerant species, and would prohibit artificial plants. Proposed minimum plant quantities (one 15-gallon tree or equivalent box size and 20 five-gallon shrubs per 1,000 square feet of landscaped area) would prevent developments from looking barren before landscaping has matured and from having large swaths of hardscape, mulch, woodchips, or similar materials. These proposed requirements aim to create “quality design” for public spaces incorporated in new developments.

## **V. Project Consistency with the Safety Element**

The following analysis focuses on how the proposed Project is consistent with applicable Safety Element objectives and policies.

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

**Policy S-4a.** *All new development proposed in the 100-year floodplain must adhere to the County of Santa Barbara Floodplain Management Ordinance, Chapter 15-A of the County Code.*

Discussion: Some of the Candidate Opportunity Sites for potential rezoning to the MU Zone are located within, or partially within 100-year flood zones. The flood zone maps are currently undergoing review and modification with the Federal Emergency Management Agency (FEMA). In any case, future development within the selected rezone sites would have to be evaluated for potential flooding and adhere to the City's and County's standards for development in areas prone to inundation.

With the exception of Site No. 21, none of the other Candidate Opportunity Sites for rezoning were identified in the City's Sea Level Rise Vulnerability Assessment and Adaptation Project ("SLRVAAP") as being vulnerable to sea level rise impacts resulting from one to five feet of sea level rise. The potential for impacts to Site No. 21 are associated with coastal bluff face retreat in the event of five feet of sea level rise. However, the City's existing bluff setback requirements and ESHA buffer requirements would offer adequate distancing from the bluff edge to mitigate sea level rise impacts over the expected economic life of any future development on the site.

**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.*

**Policy S-5a.** *All new structures must adhere to the Carpinteria-Summerland Fire Protection District Ordinance and the Santa Barbara County Fire Department Ordinances, where applicable.*

**Policy S-5b.** *All new structures, whether within or outside the urban limit zone, must adhere to the city Fire Sprinkler Ordinance.*

Discussion: None of the Candidate Opportunity Sites for potential rezoning to the MU Zone are located in high-fire severity zones. In any case, future development within the selected rezone sites would have to comply with all applicable fire safety standards.

## **VI. Project Consistency with the Noise Element**

The following analysis focuses on how the proposed Project is consistent with applicable Noise Element objectives and policies.

**Objective N-1:** *The City will minimize noise impacts of Highway 101 traffic on residential and other sensitive land uses.*

**Policy N-1a.** *The City will plan noise-compatible land uses or design developments with noise attenuation features near Highway 101.*

**Objective N-3:** *The City will minimize the adverse effects of traffic generated noise from City streets on residential and other sensitive land uses.*

**Policy N-3a.** *The City will encourage site planning and traffic control measures that minimize the effects of traffic noise.*

Discussion: The proposed Project would create an MU zone district and rezone select parcels to MU such that streamlined and ministerial permitting of medium-density housing can occur within the City. Some of the potential rezone sites are located near Highway 101 and busy arterial streets. The California Building Code Section 1206.4 states:

Interior noise levels from exterior sources must not exceed 45 decibels (dB) in any habitable room. The noise metric shall be either the day-night average sound level (Ldn) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan.

Based on these requirements of the Building Code, even ministerial projects must be designed and constructed in a manner that will attenuate excessive exterior noise levels.

## **VII. Project Consistency with the Public Facilities and Services Element**

The following analysis focuses on how the proposed Project is consistent with applicable Public Facilities and Services Element objectives and policies.

**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-6a.** *The ultimate responsibility to ensure that the facilities (including systemwide improvements) needed to support the project are available at the time that they are needed shall be that of the sponsor of development projects.*

**Policy PF-6b.** *Development projects shall not result in a quantifiable reduction in the level of public services provided to existing development, nor shall new development increase the cost of public services provided to existing development.*

**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.*

**Policy PF-6d.** *In cases where the City and/or special district requires capital facilities needed by development to be oversized, extended, or otherwise built over and above the minimum necessary to serve the development and the cost of such improvements is greater than the project's fair share of those facilities, at the city's discretion, a reimbursement agreement may be established with the developer to allow him to recoup the cost of providing capital facilities beyond the need directly created by his project from subsequent new development.*

Discussion: Although future development in the MU Zone would be streamlined, it would not be exempt from these policies requiring that adequate services and utilities are available to the development project. Any future development or redevelopment accommodated under the new MU zoning would be required to pay for its incremental increased demands on infrastructure and services through the City's Development Impact Fee program.

Additionally, as analyzed in the GP/CLUP, the Carpinteria Valley Water District, Carpinteria Sanitary District, and Carpinteria Summerland Fire Department have capacity to serve the full buildout of the planned growth. The proposed Project would not exceed the anticipated buildout of the GP/CLUP.

## **VIII. Project Consistency with the Housing Element**

Finally, the project would be consistent with the adopted 2023-2031 Housing Element because the purpose of the project is to implement Program 1 - Adequate Sites to Accommodate Regional Housing Needs.

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Attachment G.

Draft October 17, 2024 Architectural Review Board (ARB)
Meeting Minutes (re: proposed ODS)

2023-2031 Housing Element Zoning Amendments
November 4, 2024 Planning Commission Meeting

ACTION MINUTES

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

ROLL CALL

Boardmembers present:

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

Boardmembers absent: Chair Brad Stein

OTHERS PRESENT: Approximately 4 members of the public were in attendance (Nick Bobroff, Brian Banks, Mindy Fogg, Megan Musolf)

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Minear-Almgren Fence & Gates, Project 24-2307-FENCE/ARB
Address: 1455 Camellia Circle
Applicant: Brian Brodersen, landscape architect, for Jeffrey Becker, Becker Group, Managing Member of Seaside Apartment Investors, LLC
Planner: Syndi Souter

Request of Holly Minear and Hans Almgren, property owners, to consider Project 24-2307-FENCE/ARB for preliminary review of a proposal for approval of "as-built" redwood fencing and gates, ranging from 3.75-feet to 8-feet in height, that were constructed in the front and side yard setbacks of the property. The property is a 9,147 square-foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-590-023, addressed as 1455 Camellia Circle.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the project. Syndi detailed the "as built" fence plans, and described the previously existing fence design and heights as compared to the existing fence the Board is reviewing. Syndi concluded her presentation with an analysis of the proposed (as-built) fence relative to the zoning code requirements and Neighborhood design objectives and policies, and asked for the Board's comments on the following issue areas:

- Design and materials for the fencing and gates;
- Height of fencing and gates; and
- Location of fencing in front yard setback.

Applicant Comments:

Holly Minear and Hans Almgren, property owners, were in attendance and provided brief comments. Holly explained to the Board that it was time to replace the fencing and that the rebuilt fence was very similar to the previously existing fence's height, location and material/design. She further explained

that the purpose of the 8-foot portion is to screen the RV stored on the adjacent property from view. Hans related that their 8-foot portion of fence is lower in height than the adjacent neighbor's fences.

Public Comments:

Miles Calkins, a neighbor at 1450 Camellia Circle, spoke in support of approving the existing fence as designed/constructed, and that it is appropriate for the neighborhood.

Boardmember Discussion:

Boardmember O'Connor commented that the fence looks nice and he supports approval of it.

Boardmember Little commented that the fencing material and design is appropriate but is concerned with the height of the portion of fence within the front setback and recommends that the first and second "tiers" be brought down to the 3-foot ordinance standard.

Boardmember Johnson commented that there was precedent set by the previous fence's construction although the previous fence was not permitted. He has no objections to the fence as designed, including the fence material and design.

Vice Chair Blakemore commented that she sees the value in the way the fence is located and designed, but is concerned with the height of the first tier of fence height nearest the street being a safety concern with respect to line-of-site and pedestrian safety. Vice Chair Blakemore suggested that the Board consider a conceptual motion to reduce the first tier of fence (currently 3.70-feet) to 3-feet.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor, to recommend approval to the Director with the condition that the first tier of fencing in the front setback currently a 3.70-feet in height be reduced to 3-feet in height.

VOTE: 4-0

- 2) Project: Objective Design Standards for Multifamily Residential and Mixed-Use Developments
Address: Citywide
Applicant: City of Carpinteria
Planners: Mindy Fogg and Megan Musolf

Request of by the City of Carpinteria to consider Project 24-2279-ORD/LCPA for review of proposed Objective Design Standards (ODS) that would apply to specified multifamily residential and mixed-use developments in the City. The ODS are proposed as a new chapter in Title 14, Zoning, of the Carpinteria Municipal Code and are part of a larger project to rezone sites in the City to satisfy the City's 2023-2031 Housing Element Program 1, Adequate Sites to Accommodate Regional Housing Needs Allocation.

Ex Parte Communications Disclosure: Boardmember O'Connor commented that he reached out to Long Rang Planning staff with questions about which properties are proposed for the new Mixed Use Zone.

Staff Comments:

Community Development Director Nick Bobroff introduced the City's long-range planning team, comprised of Mindy Fogg, Principal Planner, and Megan Musolf, Assistant Planner. Megan provided a presentation and described the purpose of the Objective Design Standards (ODS) as a component of the larger effort to implement Program One of the City's 2023-2031 Housing Element, and how they would apply to future residential and mixed-use projects within certain zone districts. Megan provided an overview of the topics of the proposed ODS for the ARB's consideration and the related proposed standards of a new Chapter in the Zoning Ordinance (14.51). Megan concluded her presentation with a list of particular Ordinance sections requiring additional input from the Board, and asked for the Board's overall comments on the following elements of the Objective Design Standards:

- Massing and placement of multi-story buildings, particularly regarding required stepbacks and height limits for upper stories;
- Design elements specific to the Downtown T area (Linden and Carpinteria Avenues);
- Architectural styles permitted (or not permitted) by the design standards;
- Privacy considerations for residences within a mixed-use development, particularly regarding window placement on adjacent building facades; and
- Colors and materials, including exterior lighting.

Vice Chair Blakemore opened the discussion to boardmembers for questions. Boardmember O'Connor relayed his understanding of how the ODS would be implemented in the context of the Housing Element and proposed mixed-use zone (MU 20/25), and wondered if the ODS could be an opportunity to readdress how density is calculated for larger housing projects, particularly regarding the exclusion of non-buildable area from the calculation. He also asked if staff had considered consulting the Design Review Committee to review the ODS. Principal Planner Brian Banks noted that this could be discussed following public comment.

Boardmember Little asked if Housing Element candidate site property owners had a say in whether their property is rezoned by the City to MU 20/25. Mindy responded that a rezone could be done without property owner support, but that staff invite all property owners to attend Planning Commission and City Council meetings or submit comments so that their comments are considered in the decision-making process. Boardmember Little also asked if a citywide parking needs study had been completed to inform the required parking ratios in the ODS. Nick responded that no study has been done, but the ODS parking ratios for affordable units matched the parking ratios provided in State density bonus law. Boardmember Johnson commented that many residents do not use their garages for parking vehicles, adding to parking problems.

Applicant Comments: N/A

Public Comments:

Annie Sly addressed the Board with questions regarding if the purpose of the ODS is to protect the City from "Builder's Remedy" projects; if after the City approves the ODS can the State still overrule them; questioned how long the rezone process will take; and if there are any other remaining requirements still left to be completed for the City's Housing Element to be compliant with State housing requirements. Nick Bobroff then began responding to the questions at the request of Vice Chair Blakemore, explaining that implementing ODS does give the city some "protection" since projects required by State law to be reviewed ministerially would still have to comply with them. The ODS could function as a "backstop" when projects cannot be reviewed by the ARB or Planning Commission. Brian added that well-crafted ODS are key for City staff to complete ministerial review

of projects. Nick continued that Housing Element implementation programs do get reviewed by the State's Department of Housing and Community Development (HCD), and HCD could reject the implementation if it is deemed to not sufficiently support housing production, but that many of the types of standards in the ODS have been implemented successfully by other jurisdictions. Mindy noted that staff is currently aiming to have the rezones adopted by City Council by January 2025, and then staff would immediately submit the project to the California Coastal Commission and HCD for review.

Boardmember Discussion:

Chair Stein provided an email to the Board expressing that the proposed Objective Design Standards are very thorough and clear, but he has concerns that raising the height to 35-feet from the current 30-foot height limit, when combined with allowed height exceptions for certain elements such as mechanical enclosures and elevators can result in buildings with a height in excess of 40-feet. Vice Chair Blakemore acknowledged Chair Stein's comments. Mindy clarified that the proposed increase in height limit would be contained in the new MU zone district, not the ODS, although the ODS do propose height limits for each story. Nick added that HCD has informed the City that the current 30-foot height limit is an impediment for three-story buildings, which are necessary to achieve the required housing element densities.

Boardmember Little inquired if the proposed ODS contained any standards that conflicted with the recently approved mixed-use project at 4745 Carpinteria Ave. Megan replied that staff had considered this project in writing the ODS, but the ODS were not modeled after it. Brian elaborated that staff had used the project as an example of appropriate story height in the context of a larger discussion about setting story heights for small residential units. Boardmember Little suggested not listing BBQ grills as an amenity in open space areas. He agreed with the proposed story heights. He said he felt that stepbacks larger than two feet would be better for the proposed "contextual upper story stepbacks," and that screening for upper-story private open spaces should be no higher than four feet. He commented that every 50 feet felt too far for a roofline variation requirement, and recommended it be changed to 30 feet. Boardmember Little asked, in relation to the proposed 15-foot rooftop open space setback, if the current proposal to renovate the Palms building on Linden would satisfy this standard. Staff said it may on some sides, and Nick clarified that the 15-foot setback was intended to prevent rooftop open spaces from looking down into peoples' private yards. Nick suggested language could be added to clarify the setback would be needed when the abutting property is residential, and the Board agreed. Finally, Boardmember Little brought up the idea of allowing tandem parking, and staff responded that they would look into how it could be incorporated in the ODS.

Boardmember O'Connor felt the City should implement neighborhood-specific design standards in the future. He related back to his prior comments regarding density and said he wanted to prevent high-rise buildings on small lots with environmental or other constraints. Nick responded that the State requires a minimum density of 20 units per acre for Housing Element rezone sites, and that density is calculated with gross lot size. Boardmember O'Connor expressed that only the buildable area on a site should be considered in density calculations, and Nick replied that staff, for the ODS and MU 20/25 zone, is working with existing Zone Code rules which utilize gross lot size. Lastly, Boardmember O'Connor questioned how projects would be handled in the proposed MU 20/25 zone that reuse existing structures. Brian responded that staff expect most projects that would utilize the ODS would likely be full demo/rebuild type projects due to the high cost of retrofitting old buildings for new

residential, and Mindy noted that it could be feasible for a few candidate sites to repurpose existing buildings while meeting the ODS.

Boardmember Johnson expressed that he felt the ODS were a sound starting point, although many hours could be spent discussing them. Nick replied that the proposed ODS, if implemented, can be reviewed and changed in the future once projects have begun to actually use them. Boardmember Johnson concurred with Boardmember O'Connor's comments regarding calculation of density, and then expressed concern about the ODS pushing buildings right up to the front property line. Nick responded that no MU 20/25 rezone sites are proposed on Linden Ave where a zero-foot setback exists, and that the MU 20/25 zone proposes 5-to-15-foot front setbacks.

Vice Chair Blakemore commented that the proposed 35-foot height limit in the MU 20/25 zone should be inclusive of elevators and other equipment on top of buildings. She felt there should not be any exceptions to the proposed story height limits for certain roof styles, and that the two-foot upper story stepback was adequate—a larger stepback would not accommodate higher densities. She did not support allowing BBQ grills in common/public open spaces. For landscaping requirements, Vice Chair Blakemore recommended increasing the required number of 5-gallon plants per 1,000 square feet from 10 to 20, and to find a way to prohibit trees with invasive root systems that would damage sidewalks and other infrastructure (she suggested compiling a list of trees to avoid).

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

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

3) Action Minutes of the Architectural Review Board Meeting of September 26, 2024.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Litte, to approve the minutes as drafted.

VOTE: 3-0 (O'Connor abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:00 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, December 12, 2024. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

DRAFT

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: Boardmember O'Connor

OTHERS PRESENT: Approximately 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Driftwood Apartments Landscaping & Exterior Alterations, 24-2306-DPR/CDP/ARB
Address: 141 & 155 Holly Avenue
Applicant: Brian Brodersen, landscape architect, for Jeffrey Becker, Becker Group, Managing Member of Seaside Apartment Investors, LLC
Planner: Syndi Souter

Request of Brian Brodersen, landscape architect, for Jeffrey Becker, Becker Group, Managing Member of Seaside Apartment Investors, LLC, to consider Project 24-2306-DPR/CDP/ARB for preliminary/final review of a proposal to update the landscaping, hardscape, and exterior paint colors of two existing apartment complexes. Ten trees would be removed, 11 trees would be retained, and three new trees would be planted as part of the project. The property consists of two parcels totaling 1.01 acres in size, zoned Planned Residential Development (PRD-20), and shown as APNs 003-463-020 and -022, addressed as 141 and 155 Holly Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the project. Syndi detailed the proposed changes to the landscape plantings, including proposed tree removals and replacement trees, changes to the hardscape areas, and proposed new building paint scheme. Syndi noted that the existing landscaping appears to be the original installation when the buildings were constructed in 1972 and the proposed project would eliminate the lawn and replace it with native and drought-tolerant species to reduce water consumption. Syndi further detailed the proposed hardscape updates and new exterior paint colors. Syndi concluded her presentation with an analysis of the various Citywide and Beach Neighborhood design objectives and policies, and asked for the Board's comments on the following issue areas:

- Proposed tree removals and plant palette;
- Proposed hardscape materials;
- Proposed exterior paint colors;
- Public views from street frontage; and
- Compatibility with the neighborhood and the "small beach town" character.

Applicant Comments:

Brian Brodersen, landscape architect, provided a brief overview of the design intent to update the “tired” landscaping and paving elements. He further explained that some of the paper bark trees are growing into the power lines and have been poorly maintained, and the new tree plan results in a more open and inviting appearance. Mr. Brodersen answered questions posed by Vice Chair Blakemore regarding the lack of an irrigation plan and explained that the intent is to have the gardeners hand water the new landscape plantings because the existing irrigation system is in disrepair.

Public Comments:

Patrick O’Connor provided a comment email expressing overall support for the project.

Boardmember Discussion:

Boardmember Little commented that he appreciates the removal of the black locust trees, especially because the seed pods are poisonous.

Vice Chair Blakemore suggested choosing an alternative plant species instead of beach strawberry, which is not very hardy and has a higher water usage than an alternative such as manzanita. She expressed concern that the project does not include an irrigation plan and would not support approval of the project without irrigation.

Boardmember Johnson expressed support for the project and suggests adding a creeping vine to the stair railings. He agreed with Vice Chair Blakemore that irrigation is needed.

Chair Stein expressed his overall support for the project, but agreed that irrigation should be installed to ensure that the new landscaping survives and is maintained over time.

ACTION: Motion by Chair Stein, seconded by Boardmember Little, to recommend preliminary and final approval with the condition that an irrigation plan be prepared and reviewed by the Planner to confirm that the proposed landscaping will be irrigated for the life of the project.

VOTE: 4-0

- 2) Project: The Palms Restaurant Renovation, Project 24-2303-DP/CDP/ARB
 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 24-2303-DP/CDP/ARB for preliminary 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 lunge 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 2,909 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 displayed photographs of the story pole installation from various viewing areas around the project site and Downtown Core. Brian then provided a comparison of the plans that were reviewed at the May 30, 2024 conceptual ARB meeting and what changes were made in response to the ARB's conceptual review comments, including: repurposing the previously proposed covered storage at the rear of the site to an employee break patio and bicycle storage area; roll-down security curtains have been added to the rooftop bar and service area;; revisions to the rear stairs and railing metal work; clarification of the rooftop safety barriers and planter dimensions relative to the roof edge; and minor revisions to the previously reviewed landscape plan. Brian then advised that a noise study was prepared for the project and based upon that study, the rooftop elements as currently designed would not result in a significant impact to the adjacent residential properties under the City's noise thresholds. Brian also advised that a parking study had recently been submitted but he had not had the opportunity to review it in detail. Brian concluded his presentation with a discussion of the Modification findings that the Planning Commission would need to make for the front setback encroachment and rooftop bar's minor height exceedance, and an analysis of the various Citywide and Downtown design objectives and policies. Brian asked for the Boards comments on the following issue areas:

- 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.

Applicant Comments:

Laurel Perez, land use agent, provided a presentation focusing on the land use issues and clarified that the northern roof wall was extended by approximately 10 feet to help with noise attenuation. She next touched-on the parking issue and advised the Board that the owners are local and are committed to hiring Carpinteria residents, which will help promote employees to walk, bicycle, carpool and use public transportation. She then reiterated that the Board's prior comments regarding safety of patrons on the rooftop have been addressed by the inclusion of the railing and planter details; the rear stair railing details have been included; an enclosed employee area is now included; and additional landscape information has been provided. She also discussed the required Modification findings and how the project, by providing more landscape area than the zone district minimum, combined with the energy efficient code upgrades proposed, would allow the Planning Commission to make the required findings for the front setback encroachment and minor height exceedance.

Darrell Becker, project designer, briefly discussed the overall community benefit of the restoration project and presented photos from the roof demonstrating the views of the coast and mountains from the proposed rooftop area.

Elisa Reed, landscape architect, was next to present, and provided a summary of the landscape updates in response to the Board's previous comments including; adding a landscape planter between the Seventh Street sidewalk and parking area; a newly proposed parkway planter refurbishment; additional plantings along the rear fenced area; and suggested plant species changes. She concluded her presentation with a discussion of how the updated landscape plan along the Seventh Street frontage compliments the proposed mural on the Seventh Street elevation, and clarified that darker colors on the roof elements would be darker than depicted on the mural image. Elisa then answered questions from Vice Chair Blakemore clarifying the provided landscape water use calculations.

Public Comments:

Patrick O'Connor emailed comments noting his overall support for the project, with specific comments related to certain architectural elements in addition to comments related to parking, noise and public views.

Antonio Sotelo emailed comments expressing overall support for the project.

Channing Grant emailed comments expressing overall support for the project.

Michael Rogers, a local business owner, spoke in support of the project and especially supports the second-floor banquet space as a much-needed feature.

Betty Songer, a Carpinteria resident, spoke in opposition of the rooftop elements and expressed concern about the noise impacts to the neighborhood.

Rosana Swing, a Carpinteria resident, had questions related to the parking impacts of the project and the liability of patrons crossing the rail road tracks after drinking at the establishment to reach the new parking lot constructed as part of the Surfliner Inn project.

Boardmember Discussion:

Boardmember Johnson expressed overall support for the project. He commented that the rear stair element may appear too prominent and suggested that the applicant look at ways to soften its appearance by either painting it white to blend with the building body color, or adding vines.

Boardmember Little also expressed overall support for the project but still had some concern about rooftop safety, especially for unsupervised children. He continued to have concerns regarding parking and noise, and thought a permit parking program for nearby residents would be a good idea. Boardmember Little had no concern with the setback Modification and supports the Modification for the requested minor height exceedance after viewing the story poles. Boardmember Little concluded his comments by stating that the project is "great" and he looks forward to its completion.

Vice Chair Blakemore voiced support for both the setback and height Modifications and believes that the Planning Commission can make the required Modification finding due to the amount of proposed landscaping. She acknowledged the concerns about parking, but related that parking in the downtown area is always an issue and considering the site constraints inherited with the project, and the limitations of restoring an historic property, the applicant is working what they have. Vice Chair Blakemore thought the mural is nice, but it is not necessary. She further commented that the landscape plan is well done and that the project will be a benefit to the downtown.

Chair Stein was supportive of both the setback and height Modification requests. He expressed skepticism in relying on noise studies and recommended that no amplified music be allowed on the roof and specified that prohibition should include music from speakers on the roof, and not just live bands. Chair Stein concluded his comments by stating that Carpinteria has evolved, and the restoration of the historic building is the next step in that evolution and that the project will be a “great contribution to the community.”

ACTION: Motion by Chair Stein, seconded by Vice Chair Blakemore, to recommend preliminary approval to the Planning Commission with ARB support for the requested setback and height Modifications; a recommendation that the Planning Commission condition the project to prohibit amplified music on the rooftop; a recommendation that the applicant use a darker color for the rooftop elements and consider painting the rear stair railing to soften its appearance.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

3) Action Minutes of the Architectural Review Board Meeting of August 15, 2024.

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

VOTE: 3-0 (Chair Stein Abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: The ARB requests a review of the Public Works Parklet program be scheduled for a future ARB agenda to have the Public Works Department address the ARB’s concerns regarding how the program is being implemented.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:14 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, October 17, 2024. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

November 2024

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

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Oct 28	29	30	31	Nov 1 11:00am 4:00pm BEACON Special Advisory Committee Meeting (Tent.)	2	3
4 10:30am 12:00pm City Web Map & Data 3:00pm 5:30pm CDD PC Preparation 5:30pm 9:00pm Planning Commission	5 2:00pm 4:00pm Meeting with TVSB/Carp (City Hall Lobby Meeting Room) - Council Chamber	6 5:00pm 7:00pm Fire District Board Meeting	7 8:30am 9:30am DTBAB Meeting (Side Conference Room) 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) -	8 11:00am 4:00pm BEACON Special Advisory Committee Meeting (Tent.)	9 9:00am 11:00am Carpinteria Beautiful Meeting	10
11 8:00am 5:00pm City Hall Closed In Observance Of Veterans Day	12 8:30am 11:30am Introduction to Governmental 3:00pm 8:00pm City Council Meeting - Televised	13 8:30am 11:30am Introduction to Governmental 5:30pm 7:30pm School District Board Regular Mtg (TV)	14 11:00am 12:00pm Interdepartmental 2:00pm 3:00pm PW Dept Staff Meeting 5:30pm 7:30pm ARB (Council Chamber)	15 8:00am 12:00pm BEACON (Council Chamber)	16	17
18 5:30pm 7:00pm General Plan Update Committee Meeting 5:30 Start Time	19	20 5:30pm 8:30pm Water District Board Mtg - Televised (Council Chamber)	21 2:00pm 3:00pm PW Dept Staff Meeting 3:00pm 4:30pm COSMAB (Council 4:30pm 5:30pm HSAC (City Hall - City	22	23	24
25 3:00pm 8:00pm City Council Meeting - Televised	26 9:30am 10:30am Canceled: Interdepartmental 5:30pm 7:30pm School District Board Regular Meeting (TV) (Council	27 3:00pm 5:00pm Harbor Seal Advisory Board (Council Chamber) 5:30pm 8:30pm Water District Board Meeting - Televised	28 8:00am City Hall Closed In Observance Of 15:00pm 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	29	30	Dec 1

City of Carpinteria
Planning Activity Summary

October 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 10/30/2024

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
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, incomplete.	Marysol	1	
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. Incomplete 8/15/2024. Partial resubmittal 8/28/2024. To ARB for Prelim/Final review with conditions 9/26/2024. Awaiting revised plans & CVWD letters.	Syndi	1	
15-1783-SIGN/FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences and signage	Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15. See Matt M for PW status.	Marysol	2	Yes
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	yes
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete	Marysol	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	
23-2232-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	
23-2233-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	
23-2234-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	
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	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24.	Brian	2	
24-2313-CUP/CDP	Carpinteria Valley Water District	Various		Carpinteria Advanced Purification Project (CAPP)	Submitted 9/09/24. Under review. Incomplete 10/08/24.	Brian	2	

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. Three bids received. Project on hold per agent.	Syndi	3	
23-2246-ARB/CDP	Carrie Kirchner	1505	Casitas Pass Road	Remodel/addition	Submitted 8/18/2023. Incomplete 9/14/2023. Resubmitted 10/19/2023. Complete 11/17/2023. Schedule for Prelim ARB 02/29/2024. Pending resubmittal.	Marysol	3	
23-2254-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	
23-2269-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. ARB review on hold per architect.	Syndi	3	
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. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Tentatively scheduled for ARB 11/14/2024.	Syndi	3	
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	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	Yes
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	

22-2145-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. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024.	Syndi	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. Director approval 9/17/2024. FLAN to CCC 10/1/2024.	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	
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
24-2294-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
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Director approval 10/08/24. Awaiting BP application.	Brian	4	
24-2312-TUP	Howard School	5050	El Carro Lane	Location of preschool-8th grade to continue at St. Joseph Church for the period of 1 year.	Submitted 9/5/2024. Director Approved 9/30/2024.	Marysol	4	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing through 2024.	Nick	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2024. GPUC reconvened 3.18.24. GPUC Meetings ongoing.	Nick/WSP	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	
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	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Scheduled for November 4 PC hearing. Includes Obj. Design Standards and new Mixed-Use zone district.	Mindy/Megan	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	
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation	Submitted 7/15/24. Under review. Incomplete 8/14/24. Complete 9/24/24. Preliminary ARB approval 9/26/24. Schedule for PC.	Brian	5	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit submittal.	Brian	6	
18-1926-DP/CDP	Steadfast Grand Vida II	5464	Carpinteria Ave	Phase II Assisted Living Facility expansion	Submitted 7/12/18. Incomplete 8/10/18. Resubmitted 1/28/19; incomplete 3/7/19. Resubmitted 3/21/19; incomplete 4/18/19. Resubmitted 6/11/19; complete 7/11/19. To prelim ARB 10/17/19; continued to ARB 12/12/19. Prelim ARB approval 12/12/19. To PC 1/6/2020-approved. To ARB for in-progress review 1/30/2020. TEX requested 5/26/2020. TEX approved by PC on 8/3/2020. Approval expires 1/16/2024. 2nd COVID-19 TEX extends expiration date to 1/16/2025.	Syndi	6	

20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
22-2183-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. Approved by PC on 8/5/2024.	Syndi	6	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
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
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, scheduled for PC 9/03/24. PC approved 9/03/24. CCC appeal period expired 10/05/24. Awaiting final map submittal	Brian	6	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24. PC approved, CCC appeal period expires 11/07/24.	Brian	6	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	

19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC Summer 2024.	Nick	7	
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. Tentatively scheduled for CC map acceptance 12/9/2024.	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	
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	
24-2308-GPA	City of Carpinteria		Citywide	Amend Safety Element to be compliant with AB 2140	PC recommended CC approval at October 7 hearing. Scheduled for CC 11/12/24	Mindy/Megan	7	

22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD. Revised draft submitted to HCD 11/14/22; under review. CC re-adoption 1/22/24. Resubmitted to HCD for final certification 1/23/24.	Nick/Mindy	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. Scheduled for 6 month TUP review at PC November 4 2024.	Megan	8	
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	
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. Scheduled for Final ARB 11/14/24.	Brian	9	
17-1883-DP/CDP/TPM	Michael Haber	4716	Seventh St	remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units, subdivide property for condominium purposes.	Submitted 6/22/17. Incomplete 7/20. Resubmitted 10/2/17. Incomplete 11/1/17. Resubmitted 1/11/18, under review. Prelim ARB approval 3/15/18. PC approved 6/4/18. FLAN sent to CCC 06/21/18. Submitted for Final ARB 11/20/20. Awaiting revised drawings. Final Parcel Map submitted for review 2/1/21. In BP plan check. 24-mo. time extension approved by PC 12/5/22.	Brian	9	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Pending Building Permit submittal.	Marysol	9	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
24-2307-FENCE/ARB	Holly Minear & Hans Almgren	1455	Camellia Circle	New 3.75'-8' tall fence & gates	Submitted 7/26/2024. Complete 8/13/2024. Prelim/final review at ARB on 10/17/2024. Director approval 10/22/2024.	Syndi	10	Yes
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	
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. Postponed from September '24 CCC agenda. On hold while CCC/HCD coordination is resolved.	Nick/Megan	11	
15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	

18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024.	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	
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. TEX submitted on 8/27/2024, to PC on 10/7/2024.	Syndi	12	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	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	Syndi	12	
22-2192-CUPR/CDP	Dish Wireless	4558	Carpinteria Ave	(N) wireless communications facility collocation	Submitted 10/24/22. Incomplete 11/17/22. Resubmitted 12/16/22. Complete 1/04/23. Director Approved 1/09/23. BP submitted 1/20/23.	Brian	12	

23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
23-2221-DP/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24. Demo/Grading in progress.	Brian	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 final processing 10/2024.	Marysol	12	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check. Building Permit in Final Processing 10/2024.	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	
23-2241-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. Permit still pending pickup 09/30/2024.	Marysol	12	

23-2249-CDP/ADU	Duana Dickman	1397	Vallecito Place	Convert (e) 554sf detached garage/studio to an ADU	Submitted 8/30/2023. Incomplete 9/29/2023. Resubmitted 10/11/2023. Director approval 10/19/2023. BP#14267 submitted 3/29/2024. TEX for CDP requested 10/14/2024. TEX approved by Director 10/17/2024.	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
23-2259-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. Plan B- Demo BP#14534 ready to issue 10/22/2024.	Syndi	12	Yes
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	
23-2263-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. Bldg. permit submitted 9/26/24, in plan check.	Brian	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	
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. BP #14533 submitted 10/3/2024.	Syndi	12	
24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/14, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check.	Brian	12	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. Bldg. permit submitted 9/30/24, in plan check.	Brian	12	
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. BP#14479 submitted 8/29/2024.	Syndi	12	

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. Bldg permit submitted 9/20/24.	Brian	12	
24-2311-CDP/ADU	Carrie Kirchner	1505	Casitas Pass Road	New detached 899sf ADU.	Submitted 9/4/2024. Director approved 10/3/2024. BP #14543 submitted 10/10/2024.	Syndi	12	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
21-2094-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Construct new storage shed	Submitted 3/2/2021. Incomplete 4/1/21. Resubmitted 6/4/21. Complete 7/26/21. Director approved 7/29/21. FLAN sent 8/31/21. BP submitted 9/17/21. BP issued 12/16/21.	Nick	13	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	13	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	13	
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 issued.	Marysol	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	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	

08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	
15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review. BP issued; under construction.	Brian	14	
15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
16-1839-CDP	Thom Vernon	500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16. BP issued 2/2/17, under construction.	Nick	14	

17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018. Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-2016-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New skate park and amenities	Submitted 10/22/2019. Complete 11/20/2019. Prelim review at ARB on 1/30/2020. Approved at PC on 6/1/2020. Final ARB on 3/31/2022. BP#13622 submitted 4/27/2022, in plan-check. Demo permit issued 5/17/2022. PW Grading permit issued 5/25/2022. BP #13622 issued 9/26/2022. Certificate of Occupancy in progress.	Syndi	14	
19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. BP#12889 issued 8/3/2020. Under construction.	Syndi	14	

19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
21-2079-ARB	Lynette & Jason Fernandes	1330	Vallecito Place	New entry porch, exterior updates, & interior remodel	Submitted 1/8/2021. Incomplete 2/5/2021. Resubmittal 2/19/2021. Complete 3/18/2021. To ARB for prelim/final 3/25/2021. Director approval 11/10/2021. 1-year TEX approved 7/28/2022; now expires 11/10/2023. BP#13946 issued 7/18/2023. Under construction.	Syndi	14	
21-2082-SIGN	Procore Technologies	6303	Carpinteria Ave	Reface existing monument sign and new illuminated wall sign	Submitted 01/13/2021. Approved 1/26/2021. BP issued 2/24/2021. Pending inspection.	Marysol	14	
21-2086-ARB	Frank & Christine Isaac	5410	Cameo Road	SFD remodel, 70sf add'n., and new deck/trellis	Submitted 2/8/2021. Incomplete 3/5/2021. Resubmitted 6/29/2021. Complete 6/30/2021. To ARB for prelim/final review 7/29/2021. Director approved 10/20/2021. BP#13206 issued 2/8/2022. Under construction.	Syndi	14	
21-2087-ARB	Paul & Michelle Sanchez	1481	Sterling Avenue	SFD remodel, 391sf of add'ns, new front porch, & full re-roof	Submitted 2/9/2021. Incomplete 3/5/2021. Resubmitted 3/26/2021. Complete 4/1/2021. Prelim & final at ARB 4/15/2021. Director approval 5/4/2021. BP#13369 issued 9/21/2021. Under construction.	Syndi	14	

21-2090-DP/CDP	CHT, LLC	700	Linden Ave	Rehabilitate & Remodel (E) buildings; new 2nd floor addition	Submitted 2/17/21. Incomplete 3/19/21. Resubmitted 4/15/21. Prelim ARB approval 4/29/21. Resubmittal 5/21/21. Complete 6/11/21. PC approved 7/6/21. To ARB In-Progress Review 9/30/21. Hardware/Butler Buildings BP submitted 10/12/21. Butterfly Building BP submitted 11/23/21. Site Improvements BP submitted 12/14/21. Final ARB Review 6/30/22. Demolition permit issued and underway. Building Permit issued; under construction. Sign Program approved by ARB 5/25/23 & by Director 6/1/23.	Brian	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 approved 10/10/24.	Brian	14	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021. Pending inspection.	Marysol	14	
21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021. Resubmittals, pending corrections. Approved 8/17/2021. Building Permit issued. Pending inspection.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Pending inspection.	Marysol	14	
21-2126-FENCE/ARB	Jaime & Ericka Lopez	5458	Granada Way	As-built walls in front and side yards	Submitted 9/27/2021. Incomplete 10/20/2021. Resubmittal 2/8/2022. Incomplete #2 3/10/2022. Resubmittal 5/11/2022. Complete 6/10/2022. ARB approved 6/30/2022. Director approved 12/20/2022. BP#13845 issued 3/3/2023. Under construction.	Syndi	14	Yes
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	

22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2169-SIGN	Carp Moon Café	4991	Carpinteria Avenue	New signs	Under review. Incomplete. Approved 8/25/2022. Building Permit issued 9/13/2022. Under construction, pending inspections,	Marysol	14	
22-2172-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. Under construction.	Syndi	14	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	14	
22-2184-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 issued 8/26/2024. Under construction.	Syndi	14	
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. Under construction 9/09/24.	Brian	14	
22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	14	
22-2195-ARB/CDP	Laura Mickelson	5518	Calle Arena	New 344sf addition to SFD & 300sf accessory structure	Submitted 12/27/2022. Incomplete 1/26/2023. Resubmittal 2/15/2023. Complete 3/17/2023. To ARB for preliminary review on 5/25/2023. To ARB for final review on 6/29/2023. Director approval 7/24/2023. BP#14062 issued 9/29/2023. Under construction.	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. Under construction.	Syndi	14	
23-2220-CDP/ADU	Richard Heimberg	4854	Eighth Street	Convert attached 1-car garage and game room to a 627sf ADU	Submitted 4/12/2023. Incomplete 5/10/2023. Resubmittal 8/28/2023. Approved 9/20/2023. BP#14143 issued 3/13/2024. TEX for CDP submitted 8/13/2024; Director approval 8/16/2024. TEX for BP requested 7/2/2024.	Syndi	14	

23-2224-SIGN	Seek Health/ Mckenzie Cervini	1110	Eugenia Place, Suite 200	new sign for chiropractic office	Submitted 5/30/2023. Incomplete. Approved 9/27/2023.	Marysol	14	
23-2226-CDP/ADU	Doug Norton	5294	El Carro Lane	Convert (e) attached living space to a 709 square-foot ADU.	Submitted 6/9/2023. Director approval 6/29/2023. BP#14038 issued 9/12/2023. Under construction.	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. Under construction.	Syndi	14	
23-2230-CUP/CDP	Randy Pura & Aly Morita	761	Olive Avenue	Reconstruction of (e) legal non-conforming SFD.	Submitted 6/29/2023. Incomplete 7/27/2023. Resubmittal 8/23/2023. 2nd Incomplete 9/19/2023. Resubmittal 9/28/2023. Complete 9/29/2023. Approved by the PC on 11/6/2023. BP#13790-R1 issued 4/11/2024. Under construction.	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	
23-2247-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. Under construction.	Marysol	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. Under construction.	Syndi	14	
23-2268-CDP/ADU	Paul Zeoli	5159	Ogan Road	Convert (e) 662sf detached guest house to an ADU	Submitted 12/6/2023. Director approval 1/5/2024. BP#14229 issued 6/6/2024. Under construction.	Syndi	14	Yes
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	
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 issued 10/8/2024.	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. Under construction.	Syndi	14	
24-2277-CDP/ADU	Alec & Amber Hardy	5378	Dariesa Street	New 536sf attached ADU	Submitted 2/7/2024. Director approved 3/7/2024. BP#14292 issued 5/1/2024. Under construction.	Syndi	14	
24-2283-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	

24-2284-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	
24-2309-SIGN	Santa Barbara Hives	516	Palm Avenue # C	2 non-illuminated wall signs	Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction.	Marysol	14	
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	
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. Final inspection 10/8/2024. CoFO issued 10/16/2024.	Syndi	15	
24-2310-PREAPP	City Ventures	6380	Via Real	117 new townhomes (with 15 affordable units)	Submitted 8/9/2024. Comments to applicant 10/23/2024.	Syndi	X	
Last updated					10/30/2024 12:55			

BUILDING PERMIT REPORT

10/01/2024 - 10/30/2024



Permit #	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Application Submittal Date	Code Compliance Violation	Fire Permit Required
14563	10/24/2024	004-027-005	4933 Nipomo Dr	DONOVAN, KELLY E IRREVOCABLE TRUST 07/13/2016	SOLAR APP: System Size 5200W DC, Modules: 13 Longi LR5-54HABB-400M, Inverter: (2) Tesla Powerwall 3 1707000-xx-y, Racking: Ultra rail Foot to framing SNR-DC-00339 Rapid Shutdown: (5) Tesla Mid circuit Interrupters Energy Storage (2) Tesla powerwall 3	0	Issued	10/24/2024		
14562	10/22/2024	004-027-069	1341 Tomol Dr	Corrina Louise Bonham and Kyle Tomar Gilbert	Tear off (e) comp shingles and replace with new Charcoal color comp shingles. (RRCH 0676-0136A flat roof portion of the house with Polyflesko (RRCH 0516-0011A)	24,000	Issued	10/22/2024		
14561	10/22/2024	004-047-007	840 Maple Ave	EVANS FAMILY TRUST	Tear Off 7sqsq, install 1 layer of synthetic underlayment (CertainTeed DiamondDeck) in all sloped areas. Material: Heat fuse SINGLE layer of Polyglass Polyfresko G mineral surfaced modified bitumen membrane 110 lbs. (color: Highly Reflective White) to the flat roof per the manufacturer's specifications. CertainTeed Landmark Solaris "Cool Roof" Shingles - Solaris Burnt Sienna 6 sq CRRC: 0668-0153 ESR: 1389 SRI: 20, Polyglass Polyfresko G Highly Reflective White CRRC: 0616-0011a, ESR: 2018, SRI: 0.96. No Color change.	15,000	Issued	10/22/2024		

14560	10/22/2024	004-008-004	4465 El Carro Lane	VALENCIA, SOSIMA	Remove (e) roof to sheathing. Install high profile ridge. Install new CDX Plywood. Install 2x2 edge metal with baked enamel finish. Replace (e) pipe flashing with galvanized FHA flashing. 35 squares. Installing Solaris Heather Blend CertainTeed Landmark shingles.	29,750	Issued	10/22/2024		
14556	10/17/2024	001-060-017	5398 Star Pine Rd	GOBBELL, JOHN J JR	Tear off one layer of cap sheet. Install new 60 mil Mule-hide PVC membrane and 1/2" ISO Guard mechanically fastened.	1,000	Issued	10/17/2024		
14545	10/11/2024	004-009-009	4585 El Carro Lane	ROSALES, MAURICIO	Rewire residence due to fire damage.	10,000	Issued	10/11/2024		
14544	10/17/2024	001-380-028	6008 Jacaranda Way #H	TILTON, JOHN R	Bathroom remodel like for like.	20,958	Issued	10/10/2024		
14542	10/29/2024	001-271-006	1484 Alva Street	GARCIA, JOSE S	Remove and replace 5 windows. Window 106 being cut down 7 1/2 inches, Window 108 being cut down 7 1/4 inches to comply with Egress. Window 101 will be new construction. The rest of the windows are like for like and have no changes.	4,250	Pending Pickup	10/8/2024		
14541	10/29/2024	003-312-002	4923 7th St	JIMENEZ COMMUNITY TRUST 2/8/2016	Install roof mounted PV system of 3.9 KW-DC (10) modules 390 W & 1 Enphase IQ Battery 5P. NO MPU	13,000	Pending Pickup	10/8/2024		
14540	10/29/2024	003-312-002	4923 7th St #C	JIMENEZ COMMUNITY TRUST 2/8/2016	Install roof mounted PV system of 23.4 KW-DC (6) Modules 390 W & 1 Enphase IQ Battery 5P. No MPU	10,000	Pending Pickup	10/8/2024		

14537	10/8/2024	001-322-CO1-4 (70 laundry)	5976 Birch Street	Casitas Village HOA	Replace dry rotted cantilever beam with new beam and steel post. Subject to Field Inspector's verification and approval	8,000	Pending Pickup	10/8/2024		
14536	10/8/2024	004-027-064	1385 Tomol Dr	SARAGOSA, JOE & KATHLEEN 2000 REVOCABLE TRUST	Tear off (e) composition roof. Install 7/16 OSB Plywood. Install new CertainTeed Landmark Composition roofing. Color is like for like. 22 squares total.	19,574	Issued	10/8/2024		
14535	10/8/2024	003-153-010	4958 Carpinteria Avenue	MARQUEZ, RUBEN	Emergency repair - replace sewer of internally from rear of building to the property line by the front door. Internal work to be done using trenchless equipment. 90 - 100 square feet of existing sewer pipe to be replaced.	28,000	Issued	10/7/2024		
14534	10/22/2024	003-314-002	5035 7th Street	BURLISON, EILEEN P REVOCABLE TRUST	Remove (e) utilities (electric, sewer, water, and/or gas) to two (2) Tuff Sheds at the rear of the property. Cut off at rear entry point to deck and cap off with cement, 2 storage sheds and deck to remain.	1,000	Pending Pickup	10/3/2024	Yes	
14528	10/1/2024	003-830-027	4975 Sandyland Rd #303	PRESS, LAURENCE IRWIN	Like for like change out of water heater - pipe outside	2,000	Issued	10/1/2024		
14527	10/2/2024	003-440-006	4878 Dorrance Way	WATERMARK CARP II LLC	Repair (e) siding and shear panel, replace trim on windows/doors and waterproof. Upgrade (e) electrical panel, switches and plugs. Paint exterior walls and trim. Small drywall patches.	4,600	Issued	10/1/2024		

14508	10/4/2024	004-027-047	1325 Limu Drive	JAHNKE, ERIC WILLIAM	Bath remodel, convert tub/shower to shower. Remove tub, replace valve, reuse (E) water and drain lines. Install waterproof shower liner. Replace sinks and faucets, reuse (E) water and drain lines. Replace ceiling can s with LED recessed fixtures, replace bath fan. Install vacancy sensor and humidity sensor.	10,000	Issued	9/10/2024		
14480	10/8/2024	001-271-023	5491 El Carro Lane A	KARIMY FAMILY TRUST 11/5/15	Install new Solar System on the roof of home/adu. Enphase Mic. Inverter, URE Panels 10 panels @400 watts each max output 20 amps	3,000	Issued	8/29/2024		
14475	10/1/2024	004-027-032	1377 Linhere Dr	ARTERBURN MARGARET MACGREGOR TRUSTEE (for) ARTERBURN FAM TR 2/15/00	Interior: remodel of (2) bathrooms, kitchen, converting illegal garage conversion back to a (2) car garage; Exterior: re-roof with gray composite, paint body white and trim gray, new copper gutters.	100,000	Issued	8/27/2024		
14434	10/1/2024	003-291-010	821 Arbol Verde Street	SALANT, STEPHEN	Kitchen and bath remodel per plan. Cabinets, sinks, counter tops, electrical, lighting.	200,000	Issued	8/21/2024		
14389	10/1/2024	003-610-020	4700 Sandyland Road	SOLIMAR SANDS INC	Replace rotted staircases and railings, like for like.	85,000	Issued	7/22/2024		

14348	10/24/2024	003-261-007	901 Linden Ave Suite B	SIRIBANDAN, SIVAPORN	HARU MASSAGE and SPA: T.I: to include the build out of three (3) Massage Rooms, Foot Massage Area, Laundry, ADA Shower, ADA Restroom, and Sauna Room. Install new Water Heater, Washer and Dryer, and Utility Sink. New Outlets, Switches, and Lighting. New Ceiling and Ductwork. Exterior work includes three new storefront windows, facade remodel, entry door replacement, new exterior lighting and repainting. [Project #20-2046-DPR/CDP]	50,000	Pending Pickup	6/11/2024		Yes
14311	10/8/2024	001-190-038	1000 Cindy Lane	BBH HOLDINGS, LLC (CA)	Drywall repair due to water damage. ***8/15/24 - REVISION #1: Structural changes, install framing, blocking and hardware per attached structural drawings.	15,000	Issued	5/21/2024		
14301	10/8/2024	004-009-009	4585 El Carro Lane	ROSALES, MAURICIO	CONVERSION OF ATTACHED 634 SQ. FT. TWO-CAR GARAGE/ WORKSHOP TO A 2-BDRM ACCESSORY DWELLING UNIT.	50,000	Issued	5/7/2024		
14228	10/3/2024	001-070-059	1039 Casitas Pass Road	The Towbes Group	Exterior wall-mounted sign, consisting of individual aluminum channel letters. Illuminated face-lit letters will utilize LEDs. [Mollies Italian Deli; Project #23-2241-SIGN; see also BP# 14131]	1,980	Pending Pickup	1/22/2024		

Total Records: 25

10/30/2024