



Planning Commission Meeting Agenda

Monday, April 7, 2025 at 5:30 pm

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

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

In-Person and Virtual Participation Options

Attendance/Viewing Options:

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

Public Comments:

- 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
Alexandra Van Antwerp

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS

PUBLIC COMMENT

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

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

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

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

CONSENT CALENDAR

- 1) Minutes of the regular Planning Commission meeting held December 2, 2024

NEW PUBLIC HEARING

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

Review Procedure:

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

2) Llamas Residence Remodel & Structural Alterations

Planner: **Syndi Souter** Applicant: Mark Llamas

Project: 24-2318-CUP/CDP

Address: 1082 Elm Lane

Hearing on the request of Mark Llamas to consider Project 24-2318-CUP/CDP (application filed November 20, 2024) for approval of a Conditional Use Permit and a

Coastal Development Permit to allow an interior remodel with structural alterations to an existing 1,129 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 003-153-002, addressed as 1082 Elm Lane.

OTHER BUSINESS

- 3) Election of Planning Commission Chair and Vice-Chair
- 4) Appointment of Planning Commissioners to City's General Plan Update Committee

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 5) Architectural Review Board Meeting Minutes of December 12, 2024
- 6) City calendar for the month of April 2025
- 7) Planning Activity Report as of March 31, 2025
- 8) Building Permit Report as of March 31, 2025

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY MAY 5, 2025

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 Wednesday, April 2, 2025 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair La Fevers. Commissioners Present: Glenn La Fevers, Chair David Allen, Vice Chair Jane L. Benefield John Moyer Katherine Salant Others Present: Nick Bobroff, Community Development Director Brian Banks, Principal Planner Mack Carlson, City Attorney, Brownstein Hyatt Farber Schreck	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff announced the Architectural Review Board will hold a preliminary review of the proposed Surfliner Inn project on Thursday, December 12th at 5:30p.m. The story poles are up at parking lot #3 and will remain through the first week of January.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held October 7, 2024 MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission unanimously approved the minutes of the regular Planning Commission meeting of October 7, 2024, as submitted. Motion passed 5-0 by voice vote.	CONSENT CALENDAR
NEW PUBLIC HEARING 2) Via Real Hotel Time Extension Planner: Brian Banks Applicant: Kevin Kohan, agent, for RAM Hotels Project 16-1822-DP/CDP/TEX	NEW PUBLIC HEARING

Address: 4110 Via Real

Hearing on the request of RAM Hotels to consider Project 16-1822-DP/CDP/TEX (request filed October 28, 2024) for approval of a 12-month time extension to the previously-approved Development Plan and Coastal Development Permit to allow the removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements under the provisions of the Carpinteria Municipal Code (CMC) §14.20 - Commercial Planned Development District and §14.49 - Residential Overlay District; and to determine that no further environmental review is required pursuant to §15162 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-017-022, addressed as 4110 Via Real.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioners Salant and Benefield disclosed that they had spoken to each other about the time extension.

Principal Planner Brian Banks presented the staff report. He explained additional environmental review is not required to approve the time extension because the project has not changed. He said staff is recommending approval of the project's time extension to the previously approved Development Plan and Coastal Development Permit.

PUBLIC HEARING OPENED

Kevin Kohan, agent for RAM Hotels, said they are going through plan check and working with other agencies, and he is available for questions.

PUBLIC HEARING CLOSED**MOTION**

Upon a motion by Commissioner Benefield, seconded by Commissioner Allen, the Planning Commission approved the time extension to the Via Real Hotel, Project 16-1822-DP/CDP/TEX. Motion passed 5-0 by voice vote.

3) Dish Wireless Telecommunications Facility

Planner: Brian Banks

Project 24-2292-CUP/CDP

Address: 6267 Carpinteria Avenue

Applicant: Harold Thomas Jr, MD7 Architecture, for Dish

Wireless, LLC Hearing at the request of Dish Wireless, LLC to consider Project 24-2292-CUP/CDP (application filed April 11, 2024) for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing multi-story office building including the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas under the provisions of the Carpinteria Municipal Code (CMC) §14.56 - Wireless Communications and §14.62 - Conditional Use Permit; and to accept a categorical exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 001-190-056, addressed as 6267 Carpinteria Avenue. DISCLOSURE OF EX PARTE COMMUNICATIONS – None Principal Planner Brian Banks presented the staff report, with staff recommending approval of the project. Discussion took place about screening and whether it is needed in all circumstances, with screening often worse than the antenna itself. In response to why the antenna cannot be set back further, Banks explained coverage must be considered, and the design cannot be revised to the point that a carrier is denied the coverage that competitors enjoy. City Attorney Mack Carlson added that FCC regulations constrain certain aspects of the city's authority with respect to these types of facilities. Chair La Fevers asked about the relative size of the combined three structures to the existing one, noting the proliferation of architectural features on top of a building affects the Planning Commission's findings in terms of zoning code consistency. Banks suggested the applicant could provide the approximate dimensions. La Fevers also asked if alternative locations on the east end of Carpinteria were explored by the applicant, noting there are others in place that are not close to the bluffs. Banks explained at least two other sites were analyzed as part of the application, but this was the preferred location. The site has a cooperative landowner willing to host the facility, and it meets coverage objectives. Community Development Director Nick Bobroff added carriers are looking for the tallest buildings that are close to the highway. He said we tend to see	
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a handful of sites that meet the criteria, and the same sites come up again and again as carriers expand service.

PUBLIC HEARING OPENED

Harold Thomas, representing MD7 Dish Wireless, addressed the setback and why it is four feet. He explained that when pushing the antenna back from the building edge, there is a risk of having to increase the antenna's height and of not complying with FCC Guidelines for radiofrequencies, and that in this case, four feet was the happy medium. About the color, he said it will be "wild truffle" which is a brownish-grayish color. Regarding the size of the RFPs, they are 11-feet high and 8.5-feet wide. About researching alternative sites, he said 1038 Cindy Lane had a discrepancy in height and meeting coverage objectives, 1050 Cindy Lane had a landlord that appeared to be disinterested, and 6700 Rincon Road was not suitable due to natural and topographical features.

Chair La Fevers asked if the size of the enclosure of the three structures can be reduced, and Thomas explained this size can accommodate other providers that want to co-locate. La Fevers questioned at what point an enclosure that is more intrusive than the antenna can be reduced.

PUBLIC HEARING CLOSED

Commissioner Moyer said the setback helps and he likes the color. He noted cellphones are something we all live with, so we must support this. He added that because we already have wireless providers on the building, it fits the purpose and the need. He expressed support.

Commissioner Allen also expressed support. He spoke about the constraints tied to wireless facilities in that you must allow coverage provided the wireless provider has shown due diligence. He said he is extremely sensitive to visual constraints on our bluffs, and this adds yet another, although he thinks they did the best job they can in recessing it. He spoke about the building's controversial history, noting it is highly visible from the ocean side which is in opposition to our General Plan. He described it as highly visible, very tall, with reflective glass and not in keeping with the bluff's aesthetic.

Commissioner Benefield said there is a lot of junk on the roof, but she sees no way around it. She said she is in favor of approving it for now.

Commissioner Salant said cellphone service is here to stay. She described the project as big enough, and if another company wants to build, she hopes

they will be a good sharer.

Chair La Fevers reiterated Allen's comments that the building was controversial. He said three structures on top would not be his first choice, but he understands the need. He is willing to accept it, he said.

MOTION

Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted unanimously to adopt Resolution PC No. 24-012 approving Project 24-2292-CUP/CDP for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing multi-story office building including the installation of three (3) 8-foot wireless telecommunication antennas, six radios and associated rooftop equipment, and architectural screening materials to visually shield the antennas, accept the CEQA Exemption, and adopt the findings as attached and Conditions of Approval as proposed by staff in Exhibit 3. Motion passed 5-0 by voice vote.

BREAK – Chair La Fevers called for 3-minute recess.

4) The Palms Restaurant Renovation

Planner: Brian Banks

Project 24-2303-DP/CDP

Address: 701 Linden Avenue

Applicant: Laurel Perez, agent for 701 Linden LLC

Hearing at the request of 701 Linden LLC to consider Project 24-2303-DP/CDP (application filed July 15, 2024) for a Development Plan and Coastal Development Permit to allow an interior and exterior renovation of the existing restaurant ("The Palms") and conversion of a portion of the roof to a partially covered patio and bar area resulting in a restaurant and market/café/retail area on the ground floor, a banquet/event space on the second floor, and a covered bar and uncovered dining area on the roof under the provisions of the Carpinteria Municipal Code (CMC) §14.22 - Central Business District and §14.44 - Visitor-Serving Overlay; and to grant Modifications to: 1.) allow a covered patio dining area within the required front setback; and 2.) to allow the rooftop bar structure to exceed the 30-foot height limit by 1 foot-eight inches; and to accept a categorical Exemption pursuant to §15301, 15302, 15303, 15305 and 15332 of the California Environmental Quality Act (CEQA) Guidelines.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Allen disclosed that he communicated with John Wullbrandt

on Messenger, Commissioner Moyer said he drove around the building once, and Commissioner Benefield shared (jokingly) she visited the bar many times.

Principal Planner Brian Banks presented the staff report with background and details about the renovation. He said staff is recommending the Planning Commission approve the project with a focus on the recommended conditions related to rooftop noise as outlined in the staff report and Conditions of Approval. He then answered commissioners' questions about noise and structural elements, among other things.

Commissioner Benefield said the effects of noises are hard to measure and felt strongly that we need to make it not noisy on the rooftop for the sake of the neighbors. Banks explained the applicant had been proactive in addressing the issue and had a noise study prepared. He also clarified that although a certain level of ambient noise is okay on the rooftop, it is clear the intent from the ARB is that live bands are not wanted up there.

In response to questions from Chair La Fevers whether making the rooftop structurally sound for the new deck could compromise the building's historical integrity, Banks explained a report from a structural engineer stated it is important that the four walls are not impacted by the proposed project. He added they are taking the extra step to require that a historian ensures historical elements are preserved and plans are followed through.

PUBLIC HEARING OPENED

Laurel Perez of SEPPS Land Use Consulting, representing the owners and project team, described the project and benefits it would bring to the community. The following are highlights:

- There will be improved architectural integrity, pedestrian ambiance and connectivity along Linden, increased onsite landscaping, a recommencing of the family restaurant, take-out onsite, and a small rooftop terrace with incredible views of the mountains and ocean.
- Careful consideration was given to the rooftop lounge, locating it away from the edges of the building to ensure safety and sensitivity to the residential neighborhood.
- A noise study was conducted that confirmed ambient noise levels for a fully operating restaurant, bar and lounge with four interior speakers and six rooftop speakers playing low background music is projected to be at 52 to 53 dBA, which is lower than city thresholds. They intend to limit the rooftop to quiet use and are aware of other noise issues downtown.
- The transportation program is robust despite being short of 7 spaces

and contains significant incentives for employees to carpool, use public transportation and ride bikes. • Regardless of constructing a rooftop lounge, structural improvements were needed throughout the building. • She noted the commitment to honoring the historical structure and said the historical report showed the original hotel always had a restaurant component. Darryl Becker, project architect, said the original proposal was to restore the signage to what it was in the early 1900s and not deviate from the current sign with something new. The project's goal was to eliminate the renovations done in the 1950s/60s, connect it to the streetscape on Linden, make landscape improvements and do a complete restoration. He said they realized the inner core of the building is very dark, which is where the idea of an atrium came up that provides benefits of light and energy efficiency. He described the atrium in detail; it is a 3-story element with vegetation hanging, made of a steel frame with glazing on all four sides. He reviewed elevations and said, among other things, they responded to ARB's direction to contain noise. Commissioner Salant commented on the second floor's use with its two private rooms for meetings and small gatherings. She questioned whether such demand exists. Becker responded that if there is a large group of diners, they can use a room, and it is meant to be flexible. Salant said there are a lot of walls that don't make it seem flexible. Commissioner Salant also noted the project includes a "transportation demand coordinator" position, something she has never heard of. Perez explained it is a standard condition that she has seen in other projects for offices and industrial projects in the city of Santa Barbara. It is usually the office manager who administers the program, and in this case, the restaurant's general manager would facilitate it. There is also a reporting requirement to city staff for three years. Darryl Nelson of Associated Transportation Engineers (ATE) added that the success of a Transportation Demand Management (TDM) plan varies. You must find out what is most effective, work with that and do adjustments. Commissioner Allen pointed out there is a reduction offered to employees for the cost of on-site meals that is not defined in the condition. Becker said they could consider including the information. Discussion continued about better defining the Transportation Demand	
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Management plan. Community Development Director Nick Bobroff explained it is an aspirational mitigation measure trying to balance two different state mandates, with the result that it is subjective.

With respect to parking, Commissioner Moyer suggested the nine spaces in back be limited to 2-hour parking. Perez said they could consider it.

Ms. Perez spoke about Condition 19 regarding no live entertainment on the rooftop. She explained their acoustical engineer studied worst case scenarios, and they are asking that an acoustic guitar and no-amplification singer be allowed, as they create no measurable impact on noise coming from the facility. There is also no vision to have a band. She said they would like more details added to the condition that specifies music with no amplification.

PUBLIC HEARING CLOSED

Commissioner Benefield commented on how much she loved The Palms, describing it as one of her favorite places. She expressed concern with state laws for parking, noting that with every project we allow fewer and fewer spaces. She stressed that we must do something about it and need a parking structure sooner than later. She said her big concern is noise, with the suggestions about the acoustic guitar sounding reasonable.

Commissioner Moyer said he echoes Benefield's comments. He pointed out that Condition 42 requires a special permit for music or signage. He pointed out there is an alleyway next to the residential area where noise will be pronounced. He said he can make the findings for modifications regarding energy and space. About parking, he thinks we are on the road to figuring it out and with three years of monitoring should be able to get the kinks out. He thinks a new sign could be a nice statement and we should look to the future and not worship the past. He loves the atrium, describing The Palms as a dark bar. He is encouraged by the renovations happening in downtown Carpinteria, including the 700 block.

Commissioner Allen expressed support. He is glad to see the rooftop focusing noise at Linden and not the residential area. He expressed concern that a singer and guitar can project sound a long way and thinks we would see more complaints from the residential area. He pointed out that we do not have code enforcement working at night. Regarding signage, he recommended that the ARB look at the signature of The Palms on the front and whether it should be historical or something new.

Commissioner Salant agreed with Allen about the music issue and

questioned why we should have live music or any music up there. Why not enjoy the views and nature? She expressed that it's not the building but what went on in it, the live music and all. She spoke about how the new building will be nice but will not bring back the old Palms. She said all the memories will be gone and it's going to be really different, and for that reason, we should maintain the sign we all know.

Chair La Fevers said he can make the findings for the minor setback on Linden and the additional height. About the onsite parking, it is restricted to restaurant patrons, and he expects to see it monitored and reviewed by staff. He said it's important employees park in Lot 3 and not take up downtown street parking or parking in residential neighborhoods. Historically, The Palms was a well-utilized building and managing the employee parking is the biggest part. He also agrees with Allen that we should avoid the slippery slope of rooftop entertainment, and he suggested conditioning it to not be allowed. He is, however, fine with speakers and music and okay with Condition 19 as written.

Discussion followed about the rooftop noise. Commissioner Allen agreed with La Fevers about allowing rooftop speakers and music. He also generally agreed with Salant's comments about not needing it; however, he noted all restaurants have music. His concern is that noise levels are indeed kept under control, adding enforcement can be difficult. He suggested the speakers have a sign saying, "Control should not go beyond x."

Chair La Fevers agreed and said the volume of the speakers should not be allowed to exceed noise that is ambient. He said with respect to Condition 19, the commissioners generally agree it is okay "as is."

Principal Planner Banks clarified, among other things, that Conditions 19 and 42 do not preclude the operator from applying for a live music permit within the restaurant.

Chair La Fevers reviewed a list of topics prior to asking for a motion:

Direction on the Signage

Chair La Fevers suggested we have the historian weigh in on the sign. Commissioner Allen expressed he did not want to give direction to ARB other than to say they want it reviewed by them. Commissioner Salant felt strongly the history that is considered should go back to what people in the community remember and not a time before their grandparents were born.

Commissioner Allen suggested they issue the following statement: "The Planning Commission requested the ARB consider whether to keep The

Palms sign on the front façade or consider the 1912 sign on the front façade or design a new sign.” Commissioners offered more feedback. Allen said his preference is for the script they all mostly remember, Moyer said he votes for new. Benefield prefers that the ARB figure it out and include John Wullbrandt’s input. Commissioner Salant said she wants the script. <u>Inclusion of Mural</u> About including a mural on the side, Chair La Fevers said he is strongly not in support of a mural on any facade of the building. Commissioners Benefield and Moyer agreed. <u>On-Site Parking Time Limit</u> Regarding the 2-hour time limit on on-site parking spaces he suggested, Commissioner Moyer proposed it be considered as an option <i>after</i> the monitoring takes place. <u>Meal Discounts in TDM Plan</u> With respect to adding more specific conditions on the Transportation Demand Management (TDM) plan’s meal discount, Commissioner Allen said he was giving up on that one. <u>Rooftop Noise</u> The commissioners had generally agreed with Condition 19 that states no live entertainment is allowed but speakers are allowed not to exceed ambient noise levels. Principal Planner Brian Banks pointed out that live music is not allowed on the rooftop; however, it does not preclude the applicant from applying for a live entertainment license for music within the restaurant. MOTION Commissioner Moyer moved that they adopt the attached Resolution PC-24-011 thereby approving Project 24-2303-DP/CDP to grant a Development Permit and Coastal Development Permit to allow the described restaurant renovation and additions, grant the requested setback and height modifications and accept the Exemption pursuant to §15301, 15302, 15303, 15305 and 15332 of the CEQA Guidelines. Commissioner Benefield seconded the motion. Motion passed unanimously (5-0) by voice vote.	
OTHER BUSINESS - None	OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS Commissioner Salant proposed that all projects should include drawings that show the full volume of the building as seen from 5 feet 6 inches from the ground. She said as buildings get bigger and bigger there is no way you can figure out the massiveness of the project. Community Development Director Nick Bobroff said all projects contain perspective renderings, but they can update their application to reflect street level renderings are wanted from a pedestrian's view.	MATTERS PRESENTED
DIRECTOR'S REPORT 5) Architectural Review Board Meeting Minutes of October 17, 2024 6) City Calendar for the month of December 2024 7) Planning Activity Report as of November 30, 2024 8) Building Permit Report as of November 30, 2024 Community Development Director Nick Bobroff reviewed the materials.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, January 6, 2025 – All commissioners indicated they would be in attendance.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair La Fevers adjourned the meeting at ? p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 7, 2025

ITEM FOR CONSIDERATION

Llamas Residence Remodel & Structural Alterations 24-2318-CUP/CDP

Request for a Conditional Use Permit and Coastal Development Permit to allow an interior remodel with structural alterations to an existing legal-nonconforming single-family residence located at 1082 Elm Lane; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

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


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owner: Mark Llamas

Project Location: 1082 Elm Lane

APN: 003-153-002

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-25-002, thereby approving Project 24-2318-CUP/CDP to allow an interior remodel with structural alterations to an existing legal-nonconforming single-family residence located at 1082 Elm Lane; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

The proposed project involves a request for an interior remodel including structural alterations to an existing 1,129 square-foot single family residence, including: 1.) adding one full bathroom, 2.) reconfiguring an existing bathroom, 3.) removing the existing den, 4.) relocating the existing kitchen, and 5.) vaulting the ceilings in the living room and new kitchen area. Changes to the exterior of the structure would be limited to the installation of new dormer vents on the roof. The total square footage of the residence and attached one-car garage would remain at 1,416 square feet and the maximum height of the residence would remain unchanged at approximately 15.3 feet.

Conditional Use Permit: The property and existing residence are considered legal-nonconforming with respect to the current front yard setback, northern side yard setback, rear yard setback, building coverage, and parking requirements. The proposed remodel project includes structural alterations to portions of the residence located within the required setbacks and would extend the life of the nonconforming structure. Therefore, a Conditional Use Permit is required to allow these improvements to the existing nonconforming residence.

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

Project Plans are attached as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics and Background

The project site is located along Elm Lane between Carpinteria Avenue and Sawyer Avenue. The property is a 2,614 square-foot parcel developed with a 1,129 square-foot single-family residence with an attached 287 square-foot one-car garage and an 80 square-foot covered porch. A small portion of the northern wall of the residence adjoins a garage along the shared property line which serves the residence at 1086 Elm Lane. According to the County Assessor, the residence was constructed in 1926, prior to the City's incorporation, and prior to the first zoning and building ordinances enacted by the County of Santa Barbara. Permit records for the property are limited to a Building Permit issued in 1998 for replacement of the garage door and for a skylight on the roof (Building Permit No. 06681).

The existing development is considered legal-nonconforming due to setback encroachments, building coverage, and because the existing development provides only one parking space within a garage rather than two garage spaces as currently required.

The project site is located in the Downtown/Old Town District (Community Design Subarea 2), which is the historic, and current center and heart of the City. The main commercial core is situated along Linden and Carpinteria Avenues, and is bookended by residential neighborhoods to the east and west of Linden Avenue. The vicinity contains a variety of housing types and sizes.

The project site is bordered on the north, south, and east sides by similarly sized single-family residences, and a multi-unit development to the west across Elm Lane. The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The property is not subject to any overlay districts.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15301(a) and (d) (Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include but are not limited to repair, maintenance, and minor alterations of existing structures involving negligible or no expansion of use beyond those existing at the time of the lead agency's determination. Class 1 Exemptions allow for interior and exterior alterations, and restoration/rehabilitation of damaged or deteriorated structures. Class 2 Exemptions allow for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. Class 32 Exemptions consists of projects that are categorized as "in-fill" development provided the project is consistent with the City's General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project involves an interior remodel with structural alterations to an existing single-family residence. No increase in square footage, change of use, or significant alteration of the residence's exterior appearance would occur as a result of the proposed project. The project is consistent with the City's General Plan/Coastal Land Use Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

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

V. ANALYSIS

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

CMC Title 14.14. Planned Residential Development District Requirements

Uses permitted within the PRD-20 zone district subject to Development Plan and Coastal Development Permit approval include single-family, duplex, and multi-family dwelling units. As such, use of the property for a single-family residence is consistent with the PRD-20 zone district. The following table lists the project's conformance with the applicable PRD-20 zone district development standards.

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Elm Lane)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	23 feet-11 inches from centerline of street; 3 feet-11 inches from property line*
Side (North)	5 feet min	0 feet*
Side (South)	5 feet min	8 feet- 11 inches
Rear (East)	15 feet min	3 feet- 6 inches*
Height	30 feet max.	15.3 feet
Building Coverage	50% max. (1,307 square feet)	57% (1,416 square feet)*
Parking	2 garage spaces per unit (2 garage spaces)	1 garage space*
Density	20 dwelling units max. per acre (1 unit)	1 unit

**See legal-nonconforming structures and parking discussion below.*

CMC Chapter 14.82. Legal-Nonconforming Structures

As reflected in the table above, the existing development is legal-nonconforming with respect to the front yard, northern side yard, and rear yard setback requirements. The PRD-20 zone district front yard setback requirement is 50 feet minimum from the street centerline or 20 feet minimum from the front property line, whichever is greater. With Elm Lane being 40 feet in width, the 20-foot setback requirement would be the greater of the two front setback distances. The existing residence and attached garage are located 23 feet-11 inches from the street centerline and 3 feet-11 inches from the front property line and are therefore not compliant with current front setback requirements. The side yard setback requirement is a minimum of 5 feet. The existing residence and attached garage are located with no setback from the northerly property line; however, the existing structure does comply with the required side setback along the southern property line. Therefore, the existing structures do not comply with the current side setback from the northern property line. The rear setback requirement along the east property line is 15 feet. The subject residence is located approximately 3 feet- 6 inches from the rear property line. Therefore, the existing residence does not conform to the current rear yard setback requirement.

The property is also legal-nonconforming for building coverage. The PRD zone district allows up to 50% of a lot to be covered with dwelling units. In this case, the lot is only 2,490 square-feet in size (45-feet by 51.31-feet) and the existing residence covers 57% of the lot, which renders the lot as legal-nonconforming for building coverage. The PRD zone district also requires a minimum of two garage parking spaces for each detached single-family dwelling. The property is legal-nonconforming in terms of parking because only a one-car garage was originally constructed. Because the proposed project does not result in an increase in the number of bedrooms, and does not result in an increase in the number of dwelling units, the interior remodel project would not result in an increase in parking demand or trigger a requirement to bring the existing nonconforming parking condition into compliance with current standards.

The proposed project involves an interior remodel to the subject residence, including structural alterations (replacing roof trusses, wall framing, etc.) to portions of the residence that encroach into the required setbacks. The legal-nonconforming parking situation is proposed to remain as-is. Given the legal-nonconforming status of the residence and the request to structurally alter and extend the life of the residence, the project must obtain approval of a Conditional Use Permit in addition to a Coastal Development Permit.¹

Conditional Use Permit

Chapter 14.82 of the CMC outlines the review process for projects involving a legal-nonconforming use or structure. Section 14.82.060 states, in part, that if a building or structure is conforming as to use but nonconforming as to yards or height, said building may be permitted by the Planning Commission to be enlarged, extended, moved or *structurally altered* (emphasis added); provided that any addition or enlargement complies with the yard and height requirements of the zone district. Section 14.82.061 (Nonconformance of residential uses as to yards, height or parking) further stipulates that improvements can be made to nonconforming residential structures that would prolong the life of the structure subject to the approval of a Conditional Use Permit. The relevant section from Chapter 14.82 is provided below:

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

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

¹ New construction and remodels in the PRD zone district typically require approval of a Development Plan. However, pursuant to CMC §14.62.040, in the case of a Conditional Use Permit application in a zone district that requires a Development Plan, the Development Plan will not be required in addition to obtaining a Conditional Use Permit.

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

The Conditional Use Permit (CUP), as a planning tool, allows the Planning Commission to exercise broad discretion over a proposed use or project and in taking an action to approve or deny a project. Through the use of the CUP, the Commission can allow improvements which prolong the life of a nonconforming residence including structural repairs, remodels, additions and similar new construction to a residential unit or units (such as the proposed residential repairs and remodel).

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

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

The subject existing residence is legal-nonconforming in terms of property line setbacks, building coverage, and parking. The proposed project involves a comprehensive interior remodel to the residence which requires structural alterations to the portions of the residence within the required setbacks.

The remodeled residence would maintain the existing footprint, size, and height, and the overall size, scale, mass and building height of the residence would remain as-is. No changes to the appearance of the residence's exterior are proposed. Overall, the proposed remodel would update the livability of the residence without impacting the appearance or character of the existing residence; thus, the Commission could find that the project would not have an adverse impact on the surrounding neighborhood.

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

The term "habitable capacity" is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has interpreted the restriction in CMC §14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units (see CMC §14.82.010.b). The project would not result in a net increase to the number of units maintained on the property. Therefore, staff believes that the Commission could make this finding.

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

This finding requires the Commission to make a policy decision that the beneficial purpose driving the continued existence of a nonconforming use or structure outweighs the purpose behind uniform application of the City's zoning regulations. CMC 14.82.061 authorizes

structural alteration/repair/reconstruction of a nonconforming use if the improvement(s) will address the shortage of adequate housing in the City. Approval of the CUP would allow the existing residential unit to be modernized and the resulting life of the unit to be substantially extended. The Commission could find that the policy of promoting adequate housing is advanced when improvements result in safer, modernized and improved living conditions for residents without imposing significant impacts on the community or environment.

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

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR). The City's Community Design Element of the General Plan contains both general overarching policies and specific sub-area policies. The project site is located in the Downtown/Old Town District (Community Design Subarea 2). An analysis of the project's consistency with applicable objectives and policies of the General Plan/Coastal Land Use Plan is provided below.

Land Use Element

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

The proposed project is located within an urbanized part of the City on a lot that is currently improved with a single-family residence. The project entails a comprehensive interior remodel to the residence, including structural repairs/alterations. The interior remodel project would improve and modernize the livability of the residential unit without altering the building footprint, overall size, height, scale, or appearance of the residence. As such, the existing character of the property would not noticeably change as a result of this project and the existing residence would continue to reflect the types of early 1900's homes that help to define the "small beach town" character of the City's downtown and beach neighborhoods. Therefore, the project can be found to be consistent with the above objective.

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

The existing residence on the subject property is representative of the types of small, older homes that give the Downtown area some of its distinctive "small beach town" charm. The project would simply update the interior of the unit without changing the residence's size, placement, mass, height or overall appearance. Therefore, the proposed project can be found consistent with the above Policy.

Community Design Element

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

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

Consistent with the above Objectives, the proposed remodel would preserve the existing appearance and character, while enhancing the livability of the unit. The proposed improvements would not alter the existing residence's size, scale, form or appearance. The residence would maintain its vernacular cottage character similar to many of the other older homes in the Downtown area. Given the limited scope of exterior changes, staff did not require review of the project by the City's Architectural Review Board.

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).*

The proposal involves repairs and an interior remodel to an existing residence that would not change the height or size of the structure. As such, the project would not alter existing mountain views. Views of the Pacific Ocean are not available from the site.

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.*

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.*

The proposed project would be consistent with the above Objective and Policies. The existing covered front porch oriented towards the street and front yard picket fence would remain, and the

project would have no effect on the size, bulk or scale of the existing structure. Overall, staff believes these changes would result in a positive improvement to the residence without detracting from its small beach town charm.

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

The existing residence is legal-nonconforming with respect to the required front, northern side, and rear property line setbacks. However, the subject residence's nonconforming setbacks appear to be generally consistent with the established development pattern found along Elm Lane and the immediately adjacent residential properties. No change to the established setback is proposed as part of this project.

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

No new or replacement lighting has been proposed to date. If any exterior lighting is to be added or replaced, staff will ensure it is consistent with the City's applicable night sky friendly lighting requirements.

Subarea 2 Community Design Element Objectives and Policies

Objective CDS2-1: *Preserve and strengthen the visual and physical connections between the downtown, beach, the salt marsh, mountains, and the other neighborhoods and districts in the city.*

As discussed previously, the proposal would include an interior remodel and structural alterations to an existing residence without changing the height, size, location, or altering the exterior appearance. As such, the existing perception of the structure would be maintained.

Safety Element

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.*

S-5-Implementation Policy 16: *Applicants for new development projects in Carpinteria must verify that the water purveyor can provide the required volume of water to satisfy the peakload water requirements for the project.*

S-5-Implementation Policy 17: *Prior to construction of new developments, applicants must submit plans to the Carpinteria-Summerland Fire Protection District.*

S-5-Implementation Policy 18: *The Carpinteria-Summerland Fire Protection District should be consulted when new development or redevelopment plans are being considered, or when code violation or code enforcement issues arise.*

The proposal was routed to both the Carpinteria-Summerland Fire Protection District (CSFPD) and the Carpinteria Valley Water District (CVWD) as part of the initial project review. Due to the extent of the remodel, fire sprinklers will be required to be installed as part of the improvements. Copies of the condition letters from CSFPD and CVWD are referenced and included in the recommended project Conditions of Approval included in Attachment A, Exhibit C.

Noise Element

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

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

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

VI. DEVELOPMENT IMPACT FEES

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

VII. ACTION OPTIONS

1. Adopt Resolution PC-25-002, thereby approving Project 24-2318-CUP/CDP to allow an interior remodel with structural alterations to an existing legal-nonconforming single-family residence located at 1082 Elm Lane; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the findings in Attachment A, Exhibit 1 and recommended project Conditions of Approval in Attachment A, Exhibit 3. (Staff's recommendation)
2. Direct the applicant to prepare project revisions and return to a future Commission meeting.

3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A- Resolution PC-25-002
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B- CEQA Notice of Exemption

Attachment A
Resolution PC-25-002

Llamas Residence Remodel & Structural Alterations
24-2318-CUP/CDP

April 7, 2025

RESOLUTION NO. PC-25-002

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT 24-2318-CUP/CDP TO ALLOW AN INTERIOR REMODEL WITH
STRUCTURAL ALTERATIONS TO AN EXISTING LEGAL-
NONCONFORMING SINGLE-FAMILY RESIDENCE LOCATED AT
1082 ELM LANE (APN 003-153-002).**

REQUESTED BY MARK LLAMAS

WHEREAS, the City of Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Mark Llamas on November 20, 2024 to allow an interior remodel with structural alterations to an existing legal-nonconforming single-family residence; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 19, 2025; and

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

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

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Conditional Use Permit and Coastal Development Permit are approved, making the Findings outlined in Exhibit 1.
2. The Conditional Use Permit and Coastal Development Permit for the project shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED, AND ADOPTED this 7th day of April 2025, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Glenn La Fevers, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 7th day of April 2025.

Attachment A
Exhibit 1:
Findings for Approval

Llamas Residence Remodel & Structural Alterations
24-2318-CUP/CDP

April 7, 2025

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

**PLANNING COMMISSION HEARING
PROJECT 24-2318-CUP/CDP
APRIL 7, 2025**

**LLAMAS RESIDENCE REMODEL & STRUCTURAL ALTERATIONS
REQUESTED BY MARK LLAMAS**

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on November 20, 2024, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 19, 2025. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301(a) and (d) (Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include but are not limited to repair, maintenance, and minor alterations of existing structures involving negligible or no expansion of use beyond those existing at the time of the lead agency's determination. Class 1 Exemptions allow for interior and exterior alterations, and restoration/rehabilitation of damaged or deteriorated structures. Class 2 Exemptions allow for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. Class 32 Exemptions consists of projects that are categorized as "in-fill" development provided the project is consistent with the City's General Plan/Coastal Land Use Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project involves an interior remodel with structural alterations to an existing single-family residence. No increase in square footage, change of use, or significant alteration of the residence's exterior appearance would occur as a result of the proposed project. The project is consistent with the City's General Plan/Coastal Land Use Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

1.3 Conditional Use Permit Findings

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

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

As discussed in the Planning Commission staff report dated April 7, 2025 and hereby incorporated into these Findings by reference, the project includes an interior remodel with structural alterations to an existing legal-nonconforming single-family residence. The residence is legal-nonconforming as to the front setback, northern side setback, rear setback, building coverage, and parking. Some of the proposed work includes structural alterations to portions of the residence located within the required setbacks, and therefore requires that a Conditional Use Permit be approved to allow the remodel.

The existing site layout with a small dwelling unit situated on a small lot is typical of the types of structures originally built in the City's beach and downtown neighborhoods. It is common for these structures to encroach into required current setbacks, lack required onsite parking, and not comply with all current development standards. The proposed remodel project would improve the livability of the existing residence without resulting in any increases to the size, scale, mass, height or intensity of the existing use. The existing legal-nonconforming condition (i.e., a single-family residence with setback encroachments) would be maintained. Allowing the remodel to occur while maintaining the legal-nonconforming site conditions is consistent with the types of projects permissible in the PRD zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

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

The project site is located along Elm Lane between Carpinteria Avenue and Sawyer Avenue, and is adequately served by the existing street network in the area. The proposed residential remodel at 1082 Elm Lane will not generate any new traffic or parking demands as no new dwelling units or additional living areas are proposed. The project would therefore be adequately served by existing streets and highways.

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

Local service providers were notified of the project and provided with information regarding the proposed remodel. The service providers did not specify any concerns regarding the project. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection. Condition letters, as applicable, for the Special Districts that serve the subject property have been included with the project conditions of approval.

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

The proposed project consists of an interior remodel with structural alterations to an existing single-family residence. The project would not increase the habitable capacity nor increase the habitable square footage of the residence. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the residence while allowing the existing legal-nonconforming conditions to continue. With the approval of the Conditional Use Permit and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however the remodeled residence would be brought up to current building and safety requirements. The project therefore would not impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

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

The project involves an interior remodel with structural alterations to an existing single-family residence. The residence is legal-nonconforming as to setbacks, building coverage, and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations proposed as part of the project. As discussed in the Planning Commission staff report dated April 7, 2025 and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design, Safety, and Noise Element Objectives and Policies in that the project involves upgrades to an existing residence in its present location and configuration. As the existing arrangement would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The use of the residence will not change.

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

The proposed project involves an interior remodel with structural alterations to a single-family residence in a developed urban area and does not impact natural environments, habitat areas, or wildlife. The construction activities have been conditioned to avoid water runoff, dust, noise, and other impacts to the surrounding neighborhood. Conditions of Approval are included as Exhibit 3 of the Planning Commission Resolution. The project therefore would not cause a substantial impact to the environment.

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

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

1.4 Nonconforming Structure Findings

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

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

As discussed in the Planning Commission staff report dated April 7, 2025 and hereby incorporated into these Findings by reference, the property and the subject existing residence is legal-nonconforming in terms of setbacks, building coverage, and parking requirements. The proposed project would entail an interior remodel with structural alterations to the existing residence. The proposed remodel would have no effect on the size, bulk, scale, or height of the existing residence. The project would not change the placement or orientation of the residence relative to the property lines or street edge. Nor would the proposed project significantly alter the appearance of the residence as viewed from adjoining streets or parcels. The remodel would, however, improve the livability of the existing residence by updating the interior finishes, improving energy efficiency, and addressing deferred maintenance. In light of these factors, it is not anticipated that the proposed remodel to preserve and extend the life of the existing residence would pose an adverse effect on the surrounding neighborhood.

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

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has previously interpreted the restriction in CMC §14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units (see CMC §14.82.010.3). The property is presently developed with a two-bedroom dwelling unit. The project would maintain the number of bedrooms in the unit, and would not result in an increase to the number of units maintained on the property; therefore, this finding can be made.

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

The Planning Commission finds that the continued existence of a nonconforming residence outweighs the purpose behind uniform application of the City’s zoning regulations. CMC §14.82.061 authorizes structural alterations to a nonconforming structure if the improvement(s) will address the shortage of adequate housing in the City. The existing residence is a contributing example of the smaller, historic homes that help create the downtown area’s “small beach town character,” and would provide long-term housing. Approval of the Conditional Use Permit would allow the owner to renovate and upgrade the residence. The Commission finds that the policy of promoting adequate housing is advanced when improvements result in safer, modernized, and improved living conditions for the residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

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

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

The project involves an interior remodel with structural alterations to an existing single-family residence. The existing residence is legal-nonconforming as to setbacks, building coverage, and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations included in the proposed remodel. As discussed in the Planning Commission staff report dated April 7, 2025 and hereby incorporated by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design Element, Safety, and Noise Elements Objectives and Policies in that the project involves minor improvements to an existing residence, which would remain substantially in its present configuration. As the existing improvements would be largely maintained, the proposed project can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The project would not result in any changes to the type, intensity, or character of the existing residential use of the property. Therefore, the project is consistent with the City's certified Local Coastal Program as shown.

Attachment A
Exhibit 2:
Reduced Plan Set

Llamas Residence Remodel & Structural Alterations
24-2318-CUP/CDP

April 7, 2025

DRAFTSMAN'S DISCLAIMERS

- 1 The location of the improvements, property set back, property line, and easement dimensions are approximate. The owner should consult with a licensed surveyor for the exact boundary lines and dimensions of the subject property.
- 2 Any discrepancy in the plans should be brought immediately to the attention of the drafter. The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held responsible for the accuracy of the work, and shall not be held liable for any errors or omissions.
- 3 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
- 4 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
- 5 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
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- 7 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
- 8 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
- 9 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
- 10 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
- 11 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.
- 12 The drafter shall not be responsible for the accuracy of the work, and shall not be held liable for any errors or omissions. The drafter shall not be held liable for any errors or omissions.

BUILDING DATA

Residence
Garage
Porch
Occupancy Classification
Description of Use
Type of Construction
Stories
Building Height
Footprint
Lot Size
Acre
Coverage
Apn #
Zoning

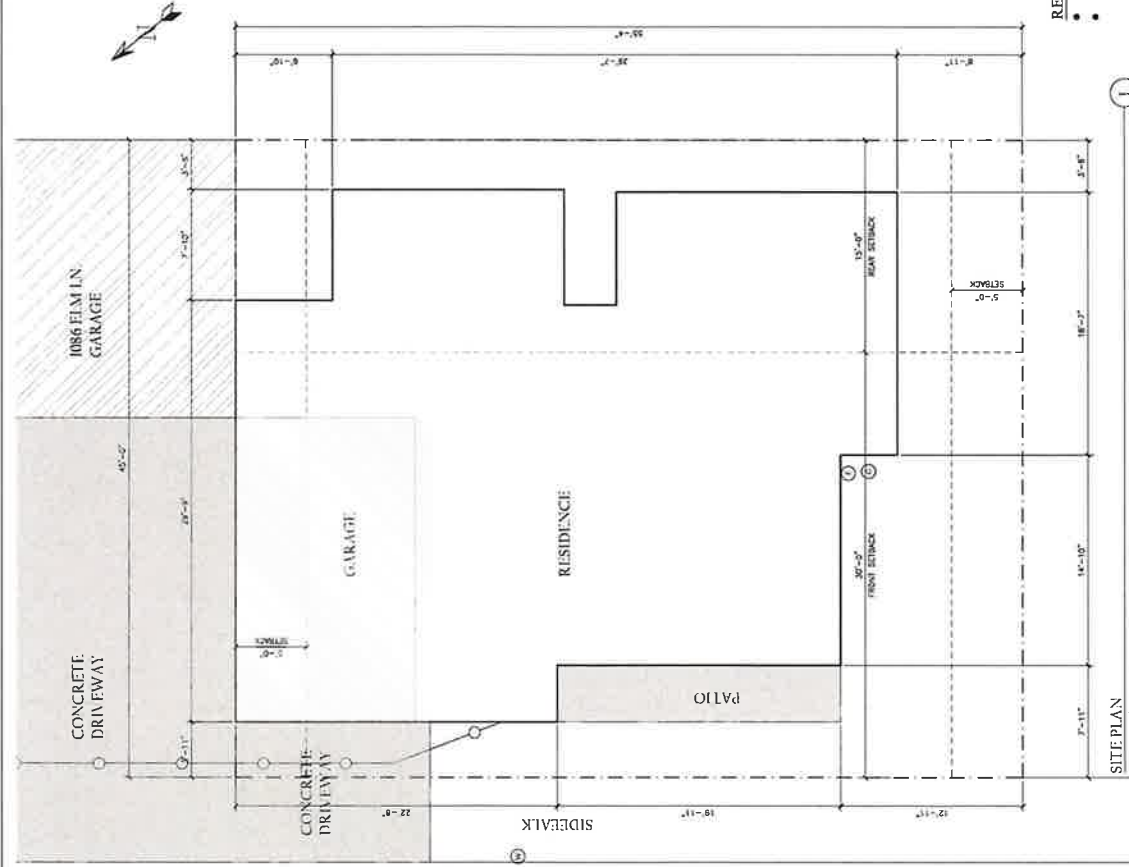
1129 sq ft
287 sq ft
80 sq ft
R-3
VB
No
1
15'-4"
1,416 sq ft
2,490 sq ft
0.06
80%
003-153-002
PPD-20

SCOPE OF WORK

Remodel interior of existing residence. Remodel consisting of adding one full bathroom, reconfiguring existing bath, removing existing den, relocating kitchen, and vaulting ceiling in living/new kitchen area.

Project shall comply with the following:

- 2022 California Residential Code
- 2022 California Building Code
- 2022 California Green Building Standards
- 2022 California Energy Code
- 2022 California Plumbing Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Fire Code



SITE PLAN
SCALE: 1/4" = 1'-0"

UTILITY KEY	
SYMBOL	DESCRIPTION
⊕	ELECTRIC METER, 100 AMP
⊕	1/2" GAS METER
⊕	WATER METER

LINE KEY	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	SETBACK
---	BUILDING
---	SEWER

- REQUIRED SPECIAL FEATURES
- DUCTS WITH 1" HIGH LEVEL OF INSULATION
 - INSULATION BELOW ROOF DECK

PAGE INDEX	
AL	SITE PLAN
A1	FLOOR PLAN
A31	EXISTING ELEVATION PLAN
A32	PROPOSED ELEVATION PLAN
A4	SECTION PLAN, ROOF PLAN
A5	ELECTRICAL LAYOUT PLAN
A61	GREEN BUILDING
A62	TITLE 24
T-24 A	TITLE 24
T-24 B	TITLE 24
S00	STRUCTURAL NOTES
S01	STRUCTURAL DETAILS
S02	STRUCTURAL DETAILS
S03	STRUCTURAL DETAILS
S04	STRUCTURAL DETAILS
S05	STRUCTURAL DETAILS
S06	STRUCTURAL DETAILS
S10	FOUNDATION PLAN, ROOF FRAMING PLAN
S20	STRUCTURAL DETAILS

VICINITY MAP



Ventura
Drafting

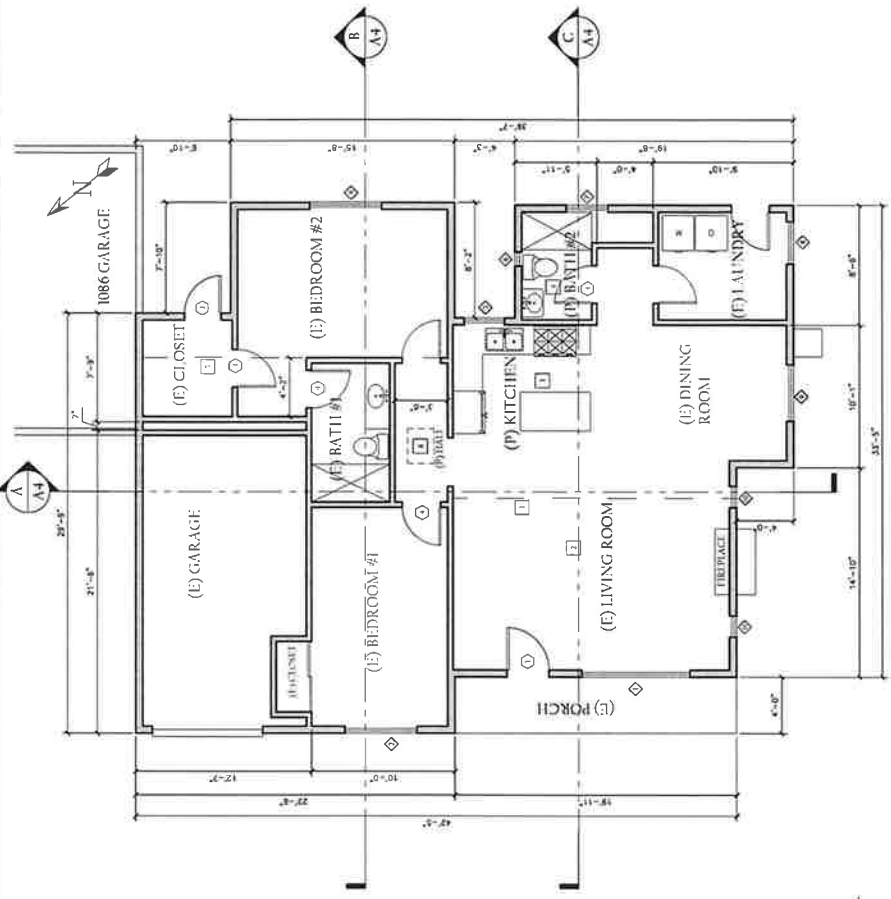
Ventura Drafting
P.O. Box 1103
Ventura, CA 93002
Phone (805) 794-0616
www.ventura-drafting.com

Mark Llamas
1082 Elm Lane
Carpinteria, Ca. 93013

SITE PLAN

No	Revision/Date	Date
1	Issue #1	7/24
2	Issue #2	10/24

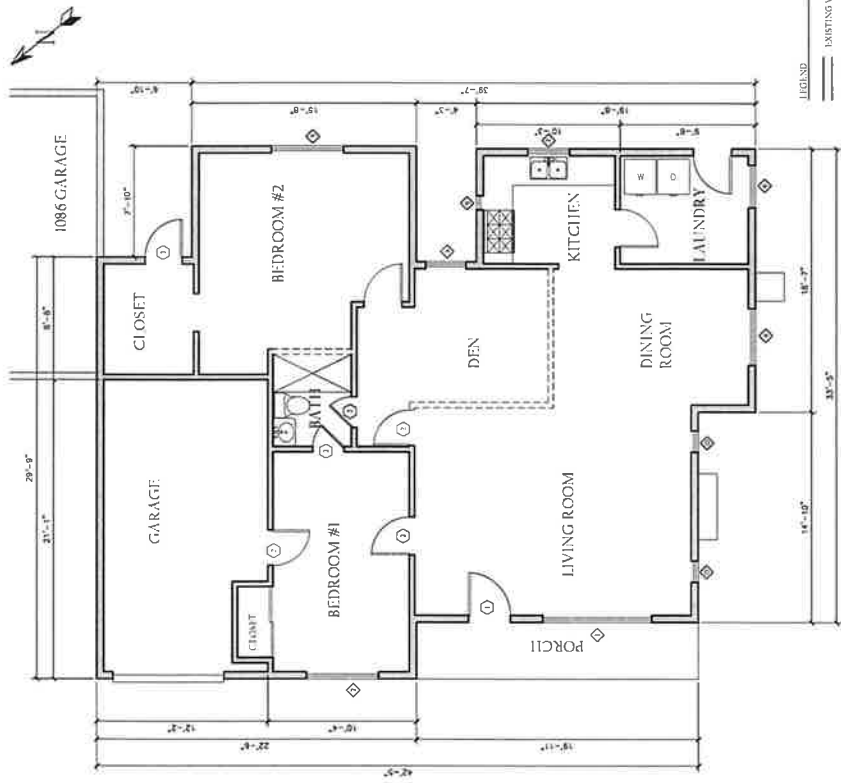
10/1/2024
Drawn by: Gary Zentgraf
Checked by: Gary Zentgraf
AI



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

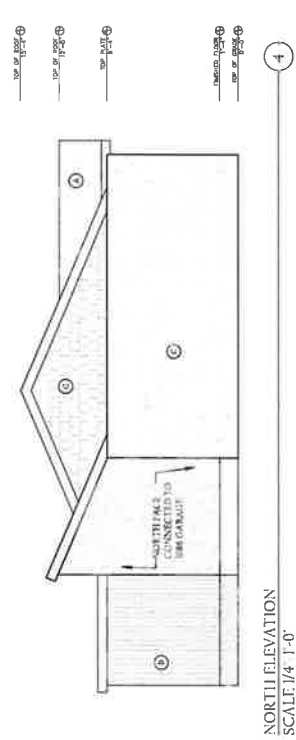
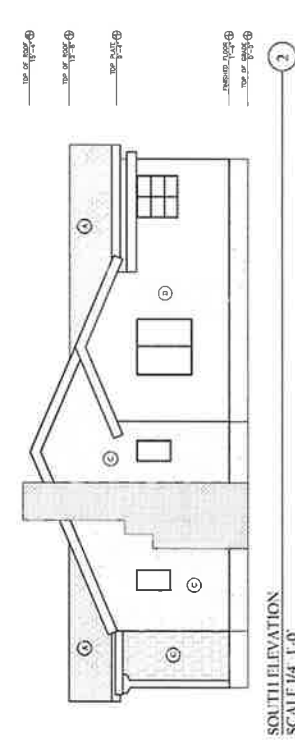
FLOOR PLAN KEY NOTES	
SYMBOL	DESCRIPTION
1	(P) RIDGE BEAM
2	CEILING TO BE VAULTED
3	NEW KITCHEN LOCATION
4	NEW BATHROOM LOCATION
5	(P) BEAM
6	ATTIC ACCESS 10' x 22'

WINDOW SCHEDULE							
SYMBOL	QUANT	OPENING	GLAZE	UFAC	SIGC	TYPE	NOTE
◊	1	7'-8" x 5'-0"	38 sqft	0.5	0.55	SLIDER	EXISTING
◊	1	5'-0" x 5'-0"	25 sqft	0.5	0.55	SLIDER	EXISTING
◊							
◊	1	5'-0" x 2'-6"	13 sqft	0.5	0.55	SLIDER	EXISTING
◊	1	2'-10" x 2'-11"	4 sqft	0.5	0.55	FIXED	EXISTING
◊	1	1'-0" x 2'-11"	2 sqft	0.5	0.55	FIXED	EXISTING
◊	1	3'-0" x 2'-6"	8 sqft	0.5	0.55	SLIDER	EXISTING
◊	1	3'-0" x 3'-4"	9 sqft	0.5	0.55	SLIDER	EXISTING
◊	1	4'-0" x 4'-0"	16 sqft	0.5	0.55	SLIDER	EXISTING
◊	1	1'-6" x 4'-0"	6 sqft	0.5	0.55	SINGLE HUNG	EXISTING
◊	1	1'-6" x 4'-0"	6 sqft	0.5	0.55	SINGLE HUNG	EXISTING



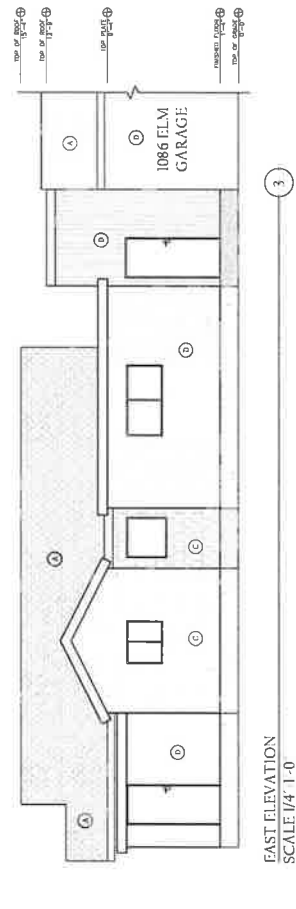
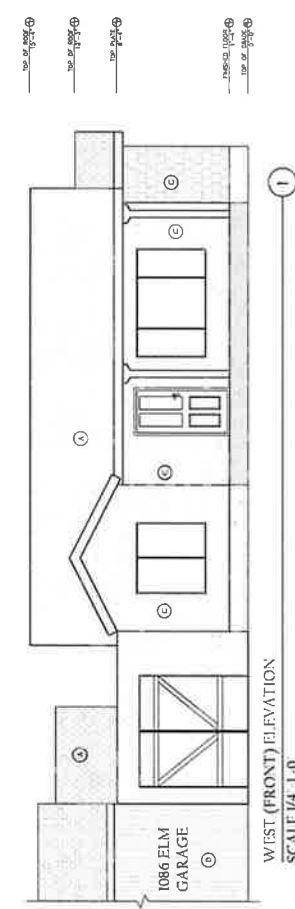
EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

DOOR SCHEDULE				NOTE	
SYMBOL	QUANT	SIZE	THICK	TYPE	NOTE
1	1	3'-0" x 6'-8"	0-1 3/4"	SOLID COR. FRONT DOOR	EXISTING
2	4	2'-6" x 6'-8"	0-1 3/8"	INTERIOR DOOR	TO BE REMOVED
3	1	2'-6" x 6'-8"	0-1 3/4"	EXTERIOR DOOR	EXISTING
4	4	2'-8" x 6'-8"	0-1 3/8"	HOLLOW CORE INTERIOR	PROPOSED
5	1	2'-10" x 6'-8"	0-1 3/4"	SOLID CORE EXTERIOR	PROPOSED



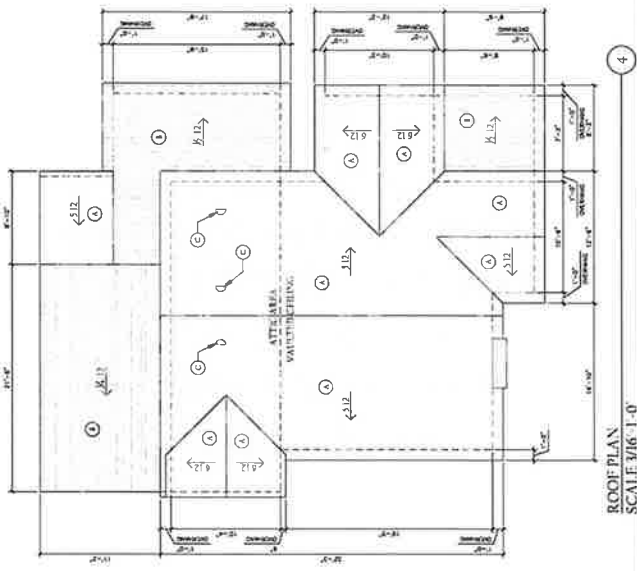
NOTE: EXISTING COLORS AND MATERIAL WILL REMAIN

SYMBOL	DESCRIPTION
1	ASPHALT SHINGLES
2	WOOD SHINGLE SIDING
3	WOOD SIDING



SYMBOL	DESCRIPTION
1	ASPHALT SHINGLES
2	HOT MOP ROOFING
3	'GIBRALTA' 24" x 12' GALVANIZED DORMER VENTS

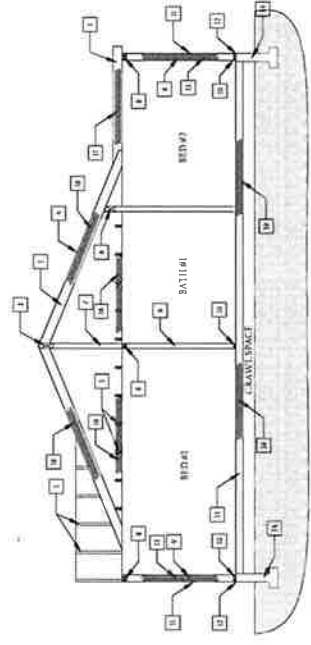
VENT CALCS - EXISTING ROOF
273 sq ft / 150' - 18'
18 x 144' - 259 net free inches required
Therefore use:
3 - 'Gibralta' 24" x 12' Galvanized dormer vents @ 100 net free inches - 300
Total net free inches - 300



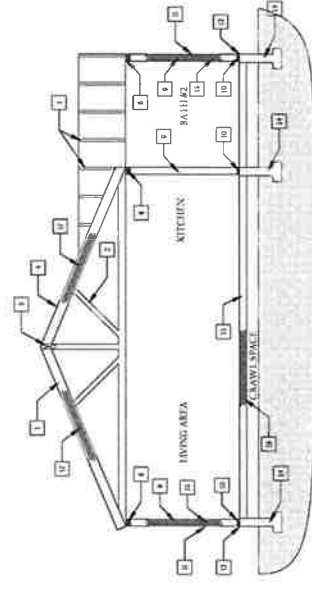
No	Revised/Issue	Date
2	Issue #1	11/24
2	Issue #2	11/24
2	Issue #3	11/24

11/11/2014
Cathy Zentgraf
Cathy Zentgraf

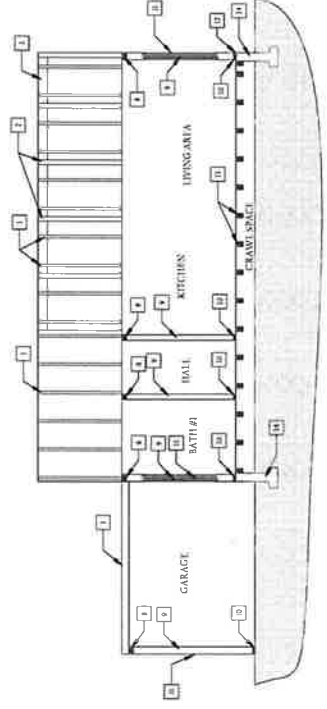
A4



SECTION B
SCALE 1/4" = 1'-0"

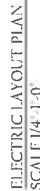
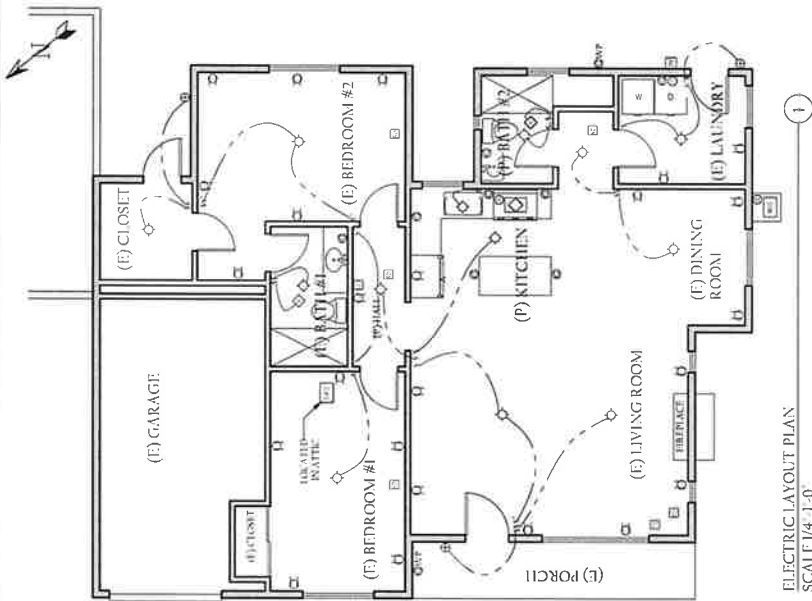


SECTION C
SCALE 1/4" = 1'-0"



SECTION A
SCALE 1/4" = 1'-0"

SYMBOL	DESCRIPTION
1	(F) 2x4 ROOF RAFTERS @ 24" O.C.
2	(P) 4 x 6 TRUSS
3	(P) RIDGE BEAM PER STRUCTURAL PLANS
4	(E) ASPHALT SHINGLES
5	(E) CEILING JOISTS
6	(P) BEAM PER STRUCTURAL PLANS
7	(C) CRIPPLE WALL TO RIDGE BEAM
8	(F) 2" - 2x4 TOP PLATE
9	(F) 2x4 STUD WALL @ 16" O.C.
10	(C) 2x4 P.T. BOTTOM PLATE
11	(C) WOOD SIDING
12	(E) WEEP SCREEN
13	(F) 2-2x6 FLOOR JOISTS
14	(E) FOOTING
15	(P) WALL INSULATION, R-15 PER TITLE 24
16	(P) CEILING INSULATION PER, R-30 TITLE 24
17	(P) ICEMENT INSULATION PER TITLE 24
18	(P) ROOF INSULATION, R-15 PER TITLE 24
19	(P) RAISED FLOOR INSULATION, R-19 PER TITLE 24



ELECTRIC LAYOUT KEY	
SYMBOL	DESCRIPTION
	LIGHT FIXTURE
	EXTERIOR FLOOD LIGHT
	SWITCH
	3 WAY SWITCH
	VACANCY SENSOR
	DUPLEX RECEPTOR TAMPER RESISTANT
	GFCI - ARC FAULT
	GFCI - EXTERIOR WATERPROOF
	GFCI - EXTERIOR WATERPROOF
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TV/INTERNET
	EXHAUST FAN 50 cfm
	RANGE HOOD 100 cfm
	DRYER VENT
	GAS
	WATER HEATER
	FORCED AIR UNIT IN ATTIC

[illegible][illegible][illegible]

[illegible]

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 255–262

[illegible][illegible]

12. See *Shelton*, supra note 15; *Moore* and *Wright*, *supra* note 16; *United States v. 48 Units of Bayshore, Inc.*, 12 F.3d 1006, 1014 (9th Cir. 1994).

2. Multiple EV exposures received. Contrasting outcomes may indicate the unmet demand for EV services and the number of available EVs. EV users' compliance of EV charges, construction outcomes and the possible information of a vehicle's location, a driver's location or a vehicle's status, among others, may be used to identify EV users' behavior and the EV services' status. The EV services' status may be used to identify EV users' behavior and the EV services' status.

[illegible]

using the same data set, we find that the estimated effect of the treatment is positive and significant at the 1% level.

[illegible]

1010

1. *What is the purpose of this study?* The purpose of this study is to investigate the impact of social media on the mental health of young adults.

2. *What are the research objectives?* The research objectives are to explore the relationship between social media usage and anxiety, depression, and self-esteem in young adults.

3. *What is the significance of this study?* This study is significant as it provides insights into the psychological effects of social media, which is a prevalent aspect of modern life.

4. *What are the key variables?* The key variables are social media usage (independent variable) and mental health outcomes (dependent variables: anxiety, depression, self-esteem).

5. *What is the study design?* The study design is a cross-sectional survey study.

6. *What is the sample size and selection method?* The sample size is 300 young adults, selected through a random sampling method.

7. *What are the data collection methods?* Data collection methods include online surveys and structured interviews.

8. *What are the ethical considerations?* Ethical considerations include informed consent, confidentiality, and the right to withdraw from the study.

9. *What are the limitations of the study?* Limitations include the cross-sectional design, which cannot establish causality, and the self-reported nature of the data.

10. *What are the conclusions?* The study concludes that there is a positive correlation between excessive social media usage and increased anxiety and depression in young adults.

of the plant, and the plant is not a weed.

[illegible]

- 4.410 BUILDING MAINTENANCE AND OPERATION
- 4.413 OPERATION AND MAINTENANCE MAINT. At the time the recorder internally records the following information, the recorder shall also record the following information:
- a. Develop a set of standard recording rate for each machine within the building throughout the year.
- b. Operation of an elevator shall not be restricted for the following reasons:
 - 1. The building is under construction.
 - 2. The building is under renovation.
 - 3. The building is under repair.
 - 4. The building is under maintenance.
- c. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- d. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- e. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- f. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- g. The building shall be maintained in a manner that is consistent with the building's design and purpose.
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- o. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- p. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- q. The building shall be maintained in a manner that is consistent with the building's design and purpose.
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- s. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- t. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- u. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- v. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- w. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- x. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- y. The building shall be maintained in a manner that is consistent with the building's design and purpose.
- z. The building shall be maintained in a manner that is consistent with the building's design and purpose.

- 4.4.3.1 **RECYCLING OF OCCUPANTS** When a fire occurs, the building occupants must be evacuated. The evacuation of occupants is a critical task for the fire service. The fire service must be able to evacuate the building occupants in a safe and efficient manner. The fire service must be able to evacuate the building occupants in a safe and efficient manner.
- 4.4.3.2 **RECYCLING OF OCCUPANTS** When a fire occurs, the building occupants must be evacuated. The evacuation of occupants is a critical task for the fire service. The fire service must be able to evacuate the building occupants in a safe and efficient manner. The fire service must be able to evacuate the building occupants in a safe and efficient manner.

ENVIRONMENTAL QUALITY is a composite index that measures the environmental quality of a country. It is calculated as the average of the following four indicators: (1) the percentage of the population with access to improved drinking water supply, (2) the percentage of the population with access to improved sanitation, (3) the percentage of the population with access to improved electricity supply, and (4) the percentage of the population with access to improved telephone service. The index is calculated on a scale from 0 to 100, with 100 representing the highest level of environmental quality.

1

DIRECT HEAT APPLIANCE: A unit during application uses a radiant combustion to give heat output all or for convection from the radiant atmosphere and discharge all heat plants to the radiant atmosphere.



SHEET TITLE:
ENERGY COMPLIANCE FORMS
PROJECT ADDRESS:
1082 ELM LANE
CARPINTERIA, CA 93013

REVISIONS: _____
DATE: 09/12/2024
PREPARED BY: SK
JOB NUMBER: 4260
SHEET NUMBER: T24-A

[illegible]



SHEET TITLE:
ENERGY COMPLIANCE FORMS
PROJECT ADDRESS:
1082 ELM LANE
CARPINTERIA, CA 93013

REVISIONS:

DATE:	09/12/2024
PREPARED BY:	SK
JOB NUMBER:	4260

T24-B

022 Single-Family Residential Mandatory Requirements Summary

[illegible]

63

2022 Single-Family Residential Mandatory Requirements Summary

Year	Number of U.S. Births	Number of U.S. Deaths	Number of U.S. Deaths per 1,000 Live Births
1980	1,200,000	1,200,000	1.0
1985	1,200,000	1,200,000	1.0
1990	1,200,000	1,200,000	1.0
1995	1,200,000	1,200,000	1.0
2000	1,200,000	1,200,000	1.0
2005	1,200,000	1,200,000	1.0
2010	1,200,000	1,200,000	1.0
2015	1,200,000	1,200,000	1.0
2020	1,200,000	1,200,000	1.0
2025	1,200,000	1,200,000	1.0
2030	1,200,000	1,200,000	1.0
2035	1,200,000	1,200,000	1.0
2040	1,200,000	1,200,000	1.0
2045	1,200,000	1,200,000	1.0
2050	1,200,000	1,200,000	1.0
2055	1,200,000	1,200,000	1.0
2060	1,200,000	1,200,000	1.0
2065	1,200,000	1,200,000	1.0
2070	1,200,000	1,200,000	1.0
2075	1,200,000	1,200,000	1.0
2080	1,200,000	1,200,000	1.0
2085	1,200,000	1,200,000	1.0
2090	1,200,000	1,200,000	1.0
2095	1,200,000	1,200,000	1.0
2100	1,200,000	1,200,000	1.0

Approx. 1000

RESIDENTIAL MEASURES SUMMARY

Category	Item	Value	Unit	Notes
HVAC SYSTEMS	Boiler Type	Boiler Type	Boiler Type	Boiler Type
	Boiler Capacity	Boiler Capacity	Boiler Capacity	Boiler Capacity
	Boiler Fuel	Boiler Fuel	Boiler Fuel	Boiler Fuel
	Boiler Efficiency	Boiler Efficiency	Boiler Efficiency	Boiler Efficiency
HVAC DISTRIBUTION	Duct Type	Duct Type	Duct Type	Duct Type
	Duct Location	Duct Location	Duct Location	Duct Location
	Duct Material	Duct Material	Duct Material	Duct Material
	Duct Size	Duct Size	Duct Size	Duct Size
WATER HEATING	Water Heater Type	Water Heater Type	Water Heater Type	Water Heater Type
	Water Heater Capacity	Water Heater Capacity	Water Heater Capacity	Water Heater Capacity
	Water Heater Fuel	Water Heater Fuel	Water Heater Fuel	Water Heater Fuel
	Water Heater Efficiency	Water Heater Efficiency	Water Heater Efficiency	Water Heater Efficiency

2022 Single-Family Residential H

[illegible]

2

RESIDENTIAL MEASURES SUMMARY

[illegible]

2022 Single-Family Residential M

[illegible]

2022 Single-Family Residential Mandatory Requirements Summary:

[illegible]

6172

313000 STRUCTURAL OBSERVATION SHALL BE PROVIDED BY NON-STRUCTURAL CONSULTING CONTRACTORS. MONITORING OF LOADS SHALL BE DONE BY CONSULTING CONTRACTORS. MONITORING OF LOADS SHALL BE DONE BY CONSULTING CONTRACTORS.

DECLARATION BY OWNER

I, THE OWNER OF THE PROJECT, DECLARE THAT THE ABOVE LISTED FIRM OR INDIVIDUAL IS HIRING BY ME TO BE THE STRUCTURAL DESIGNER

1

- MECHANICAL & ADHESIVE ANCHORS

MECHANICAL & ADHESIVE ANCHORS

- MECHANICAL & ADHESIVE ANCHORS (CONTINUED)

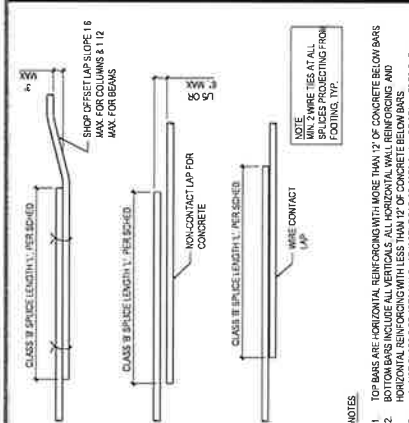
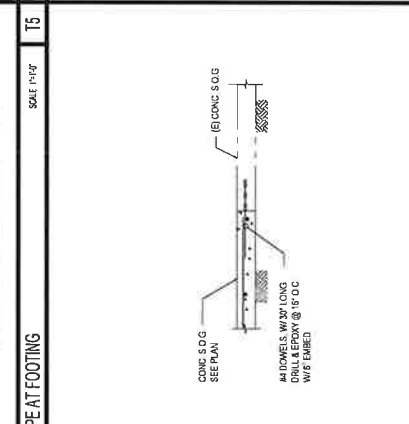
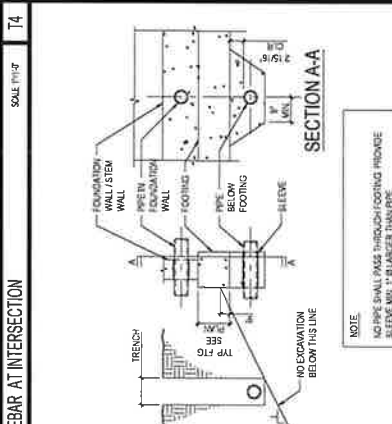
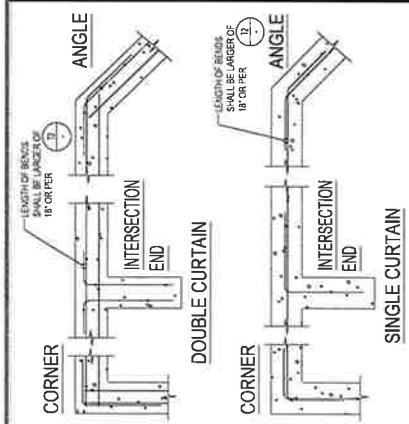
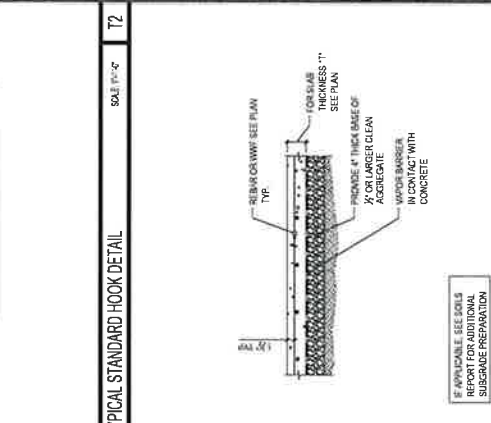
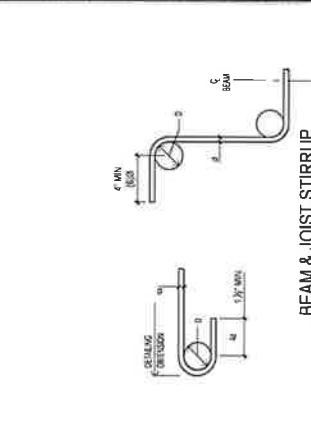
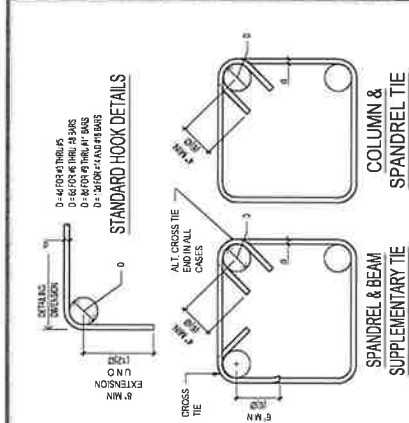
- STATEMENT OF SPECIAL INSPECTION

STATEMENT OF SPECIAL INSPECTION

- | INSPECTION SCHEDULE | | |
|-----------------------------|-----------------|--------------------------------|
| TYPE OF WORK | INSPECTION DATE | REMARKS |
| CONCRETE WORK | DATE: 1953 | |
| CONCRETE WORK | DATE: 1953 | |
| REINFORCING STEEL | DATE: 1953 | AT WORK |
| POST INSTALLATION WORK | DATE: 1953 | SEE ALSO CC APPROVAL |
| STRUCTURAL STEEL | DATE: 1952 | |
| STRUCTURAL STEEL WELDING | DATE: 1952 | |
| NON-STRUCTURAL WELDING | DATE: 1952 | |
| WELDING WORK | DATE: 1952 | |
| NON-STRUCTURAL WELDING | DATE: 1952 | |
| STRUCTURAL WELDING | DATE: 1952 | SEE ALSO APPROVAL |
| COLD-FORMED STEEL | DATE: 1952 | |
| UNPAINTED COLD-FORMED STEEL | DATE: 1952 | |
| PAINTED COLD-FORMED STEEL | DATE: 1952 | |
| SOIL CONDITION | DATE: 1952 | SEE SOIL REPORT FOR COMPLIANCE |

INSPECTION SCHEDULE

[illegible]



C. USE CLASS C SPICES WHERE MORE NOTED

D. USE CLASS C SPICES WHERE MORE NOTED

4. SMALLER BAR LAP LEAD MAY BE USED WHEN APPLYING DIFFERENT SIZE BARS

5. INCREASE SPICE LENGTH BY 33% FOR LIGHTWEIGHT CONCRETE

BAR DEVELOPMENT LENGTH (L_d) SCHEDULE

BAR SIZE	F _y = 200 MPa		F _y = 250 MPa		F _y = 300 MPa		F _y = 350 MPa	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
1	35	24	30	22	17	15	18	15
2	44	32	26	22	17	15	24	18
3	53	39	32	25	19	17	31	24
4	62	47	39	32	25	22	37	31
5	71	55	46	39	32	25	44	37
6	80	63	54	46	39	32	51	44
7	89	71	62	54	46	39	58	51
8	98	80	70	62	54	46	66	58
9	107	89	79	70	62	54	74	66
10	116	98	88	79	70	62	82	74
11	125	107	97	88	79	70	91	82
12	134	116	106	97	88	79	100	91
13	143	125	115	106	97	88	109	100
14	152	134	124	115	106	97	118	109
15	161	143	133	124	115	106	127	118
16	170	152	142	133	124	115	136	127
17	179	161	151	142	133	124	145	136
18	188	170	160	151	142	133	154	145
19	197	179	169	160	151	142	163	154
20	206	188	178	169	160	151	172	163
21	215	197	187	178	169	160	181	172
22	224	206	196	187	178	169	190	181
23	233	215	204	196	187	169	199	190
24	242	224	213	204	196	187	208	199
25	251	233	222	213	204	196	217	208
26	260	242	231	222	213	204	226	217
27	269	251	240	231	222	213	235	226
28	278	260	249	240	231	222	244	235
29	287	269	258	249	240	231	253	244
30	296	278	267	258	249	240	262	253
31	305	287	276	267	258	249	271	262
32	314	296	285	276	267	258	280	271
33	323	305	294	285	276	258	289	280
34	332	314	303	294	285	276	298	289
35	341	323	312	303	294	285	307	298
36	350	332	321	312	303	294	316	307
37	359	341	330	321	312	303	325	316
38	368	350	339	330	321	303	334	325
39	377	359	348	339	330	321	343	334
40	386	368	357	348	339	321	352	343
41	395	377	366	357	348	339	361	352
42	404	386	375	366	357	348	370	361
43	413	395	384	375	366	357	379	370
44	422	404	393	384	375	366	388	379
45	431	413	402	393	384	375	397	388

CLASS B SPICE LENGTH

BAR SIZE	F _y = 200 MPa		F _y = 250 MPa		F _y = 300 MPa		F _y = 350 MPa	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
1	35	24	30	22	17	15	18	15
2	44	32	26	22	17	15	24	18
3	53	39	32	25	19	17	31	24
4	62	47	39	32	25	22	37	31
5	71	55	46	39	32	25	44	37
6	80	63	54	46	39	32	51	44
7	89	71	62	54	46	39	58	51
8	98	80	70	62	54	46	66	58
9	107	89	79	70	62	54	74	66
10	116	98	88	79	70	62	82	74
11	125	107	97	88	79	70	91	82
12	134	116	106	97	88	79	100	91
13	143	125	115	106	97	88	109	100
14	152	134	124	115	106	97	118	109
15	161	143	133	124	115	106	127	118
16	170	152	142	133	124	115	136	127
17	179	161	151	142	133	124	145	136
18	188	170	160	151	142	133	154	145
19	197	179	169	160	151	142	163	154
20	206	188	178	169	160	151	172	163
21	215	197	187	178	169	160	181	172
22	224	206	196	187	178	169	190	181
23	233	215	204	196	187	169	199	190
24	242	224	213	204	196	187	208	199
25	251	233	222	213	204	196	217	208
26	260	242	231	222	213	204	226	217
27	269	251	240	231	222	213	235	226
28	278	260	249	240	231	222	244	235
29	287	269	258	249	240	231	253	244
30	296	278	267	258	249	240	262	253
31	305	287	276	267	258	249	271	262
32	314	296	285	276	267	258	280	271
33	323	305	294	285	276	258	289	280
34	332	314	303	294	285	276	298	289
35	341	323	312	303	294	285	307	298
36	350	332	321	312	303	294	316	307
37	359	341	330	321	312	303	325	316
38	368	350	339	330	321	303	334	325
39	377	359	348	339	330	321	343	334
40	386	368	357	348	339	321	352	343
41	395	377	366	357	348	339	361	352
42	404	386	375	366	357	348	370	361
43	413	395	384	375	366	357	379	370
44	422	404	393	384	375	366	388	379
45	431	413	402	393	384	375	397	388

NOTES

MINIMUM SPICE LENGTH FOR BARS WITH CLASS B SPICE PER

REQUIREMENT SHALL BE 12 INCHES.

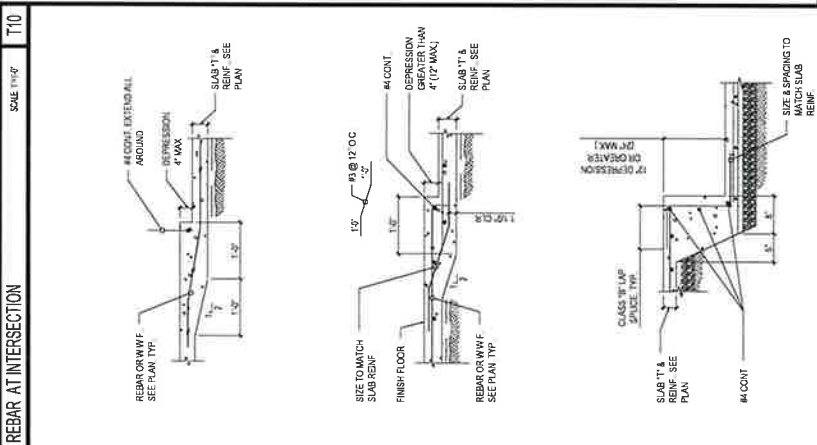
TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 CONCRETE CAST IN

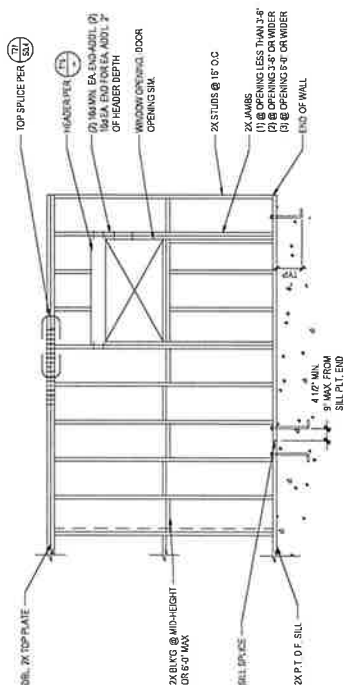
THE MEMBER BELOW THE REINFORCEMENT

THESE BAR DEVELOPMENT LENGTHS APPLY TO REGULAR OR NORMAL WEIGHT CONCRETE

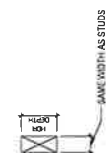
ALL DETAILING OF REINFORCEMENT SHALL COMPLY WITH THESE SCHEDULES UNLESS

SPECIFICALLY DETAILED ON THE DRAWINGS



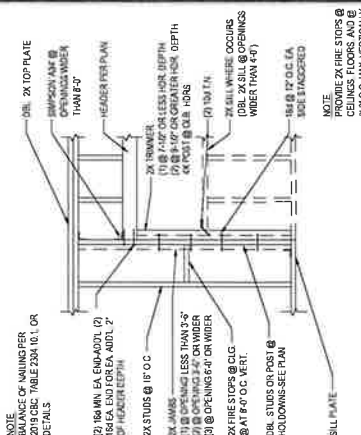


SCALE 100-5 T13



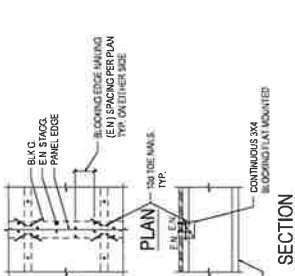
HEADER SCHEDULE		MINIMUM BEARING AREA NORMAL DEPTH
MAX. OPENING WIDTH		
4.0"	8"	
6.0"	8"	
8.0"	8"	
10.0"	10"	
12.0"	12"	

NOTE: LOAD BEARING HEADER SIZES PER PLAN



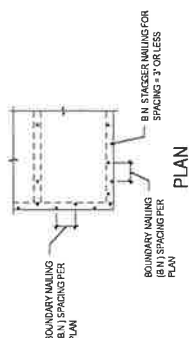
NOTE
PROVIDE 2X FIRE STOPS @
CEILINGS FLOORS AND @

DATE	T15
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SECTION

D ADJOINING PANEL EDGES - NAILING TO CONT.
BLOCKING SAWN LUMBER AND I-JOISTS

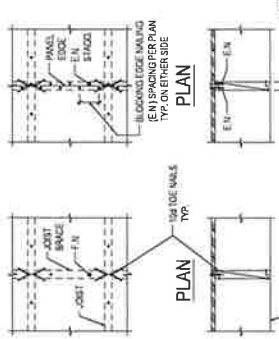


ING PER



BOUNDARY NAILING SAWN
LUMBER AND JOISTS

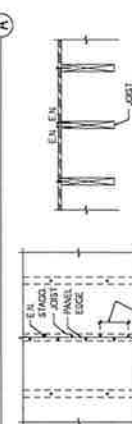
- NOTES**
- FOR SHEATHING THICKNESS AND GRADE SEE P. 18.
- FOR MIN. SIZE AND SPACING OF BOUNDARY MAILING (B.V.) EDGE MAILING (E.W.) AT JOISTS, EDGE MAILING AT BLOCKS, AND FIELD MAILING (F.M.) IN SLABS.
- PROVIDE MIN. 1" WALL EDGE DISTANCE FROM PL-WOOD AND FRAMING MEMBERS. USE INSSET DETAIL "D".
- FOR JOIST OR WINTER SIZE AND SPACING SEE PLAN. PROVIDE SAWN LUMBER ON JOIST NUMBERS AS SPECIFIED ON PLAN.
- BLOCK ALL PANEL EDGES AS SHOWN UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- AT SAWN LUMBER JOISTS WITH NOMINAL DEPTH THICKNESS RATIO EXCEEDING 3: PROVIDE CONTINUOUS JOIST TO JOIST MEMBERS @ 10' MAXIMUM SPACING. IF RATIO IS LESS THAN 3: PROVIDE ENLARGED JOIST MEMBER @ 10' MAXIMUM SPACING. PROVIDE ENLARGED JOIST MEMBER @ 10' MAXIMUM SPACING FOR ALL JOIST NUMBERS. FURNISH JOIST NUMBER AND LENGTH FOR EACH JOIST.
- SAWN LUMBER ON JOIST BRACING MEMBERS SHALL CONSIST OF FULL DEPTH BLOCKING AS SHOWN PER INSSET DETAIL "E." AS A MINIMUM PROVIDE XA MEMBERS IT SHALL BE PERMITTED TO USE JOIST BRACING BLOCKING AS PANEL EDGE BLOCKING PER INSTANT DETAILS "F." PROVIDED THAT THE WALLED "AGE OF FULL DEPTH BLOCKING MEETS THE REQUIREMENTS SET FORTH IN INSTANT DETAILS "G."
- MEMBERS OF PANELS REQUIRING FRAMING TO BE CROUCHED OR DOUBLE-PANEL, EDGES SHALL BE FOLLOWING:
- 1/2" ACTUAL CYCLONIC WIND AREA OR H. SPACING IS GREATER THAN 17'-0": SEE INST. DETAILS "B," "D," AND "F2."
 - 3/4" ACTUAL CYCLONIC WIND AREA OR H. SPACING IS 17'-0" OR LESS: SEE INST. DETAILS "C," "D," AND "F2."
 - ALL PL-WOOD JOIST SHALL BE STRENGTHENED 2" MIN. AS INDICATED.
- LONG DIMENSION OF PL-WOOD SHEATHING SHALL BE LAD PERPENDICULAR TO JOIST AS INDICATED.
- NOT USED
- L-60
SPR
SPR



PLAN



SECTION



PLAN (SAWN LUMBER) SECTION (SAWN LUMBER)

JOIST BRACING - FULL DEPTH BLK'G.
SAW/L IMBER ONLY

ADJOINING PANEL EDGES NAILING TO JOISTS

OPTICAL FLOOR DECK AND BOOE SHEATHING ASSEMBLY

TYPICAL CONNECTION AT HEADER

0-1000

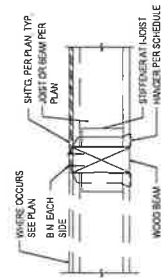
DATE	T15
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HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE

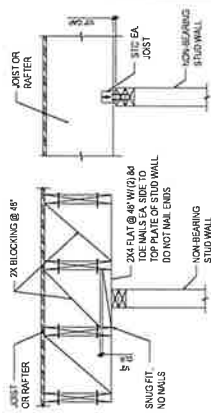
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NOTES

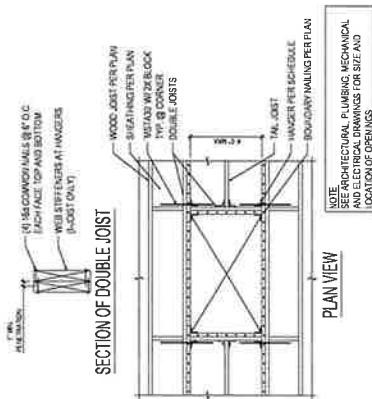
1. PROVIDE TOP MOUNT HANGERS. FACE MOUNT HANGERS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY INDICATED ON THE PLANS OR DETAILS.
2. PROVIDE SAWED, SLOPED HANGERS AS REQD.



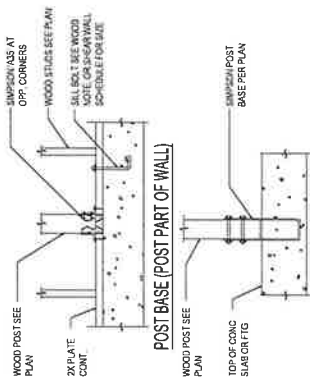
WOOD BEAM TO JOIST OR WOOD BEAM CONN.



PERPENDICULAR TO JOIST PARALLEL TO JOIST



TYPICAL FLOOR AND ROOF OPENING



TYPICAL POST BASE

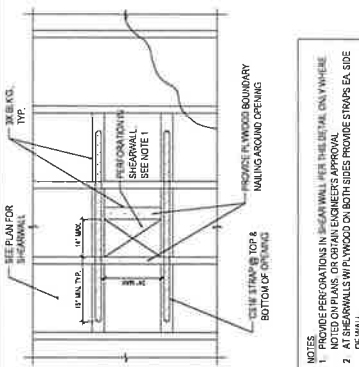
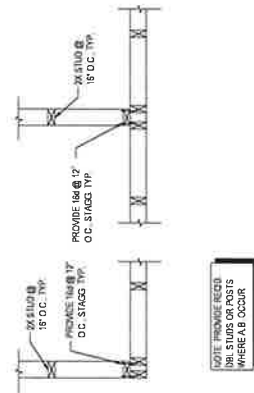
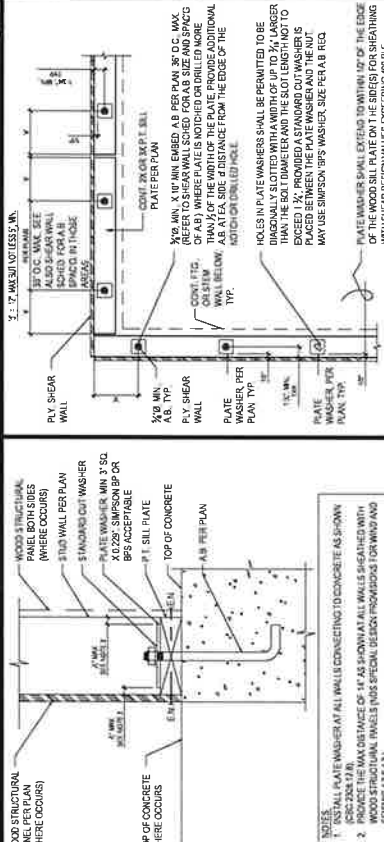


PLATE WASHER AT SHEATHED WALL



TYPICAL ANCHOR BOLT LAYOUT

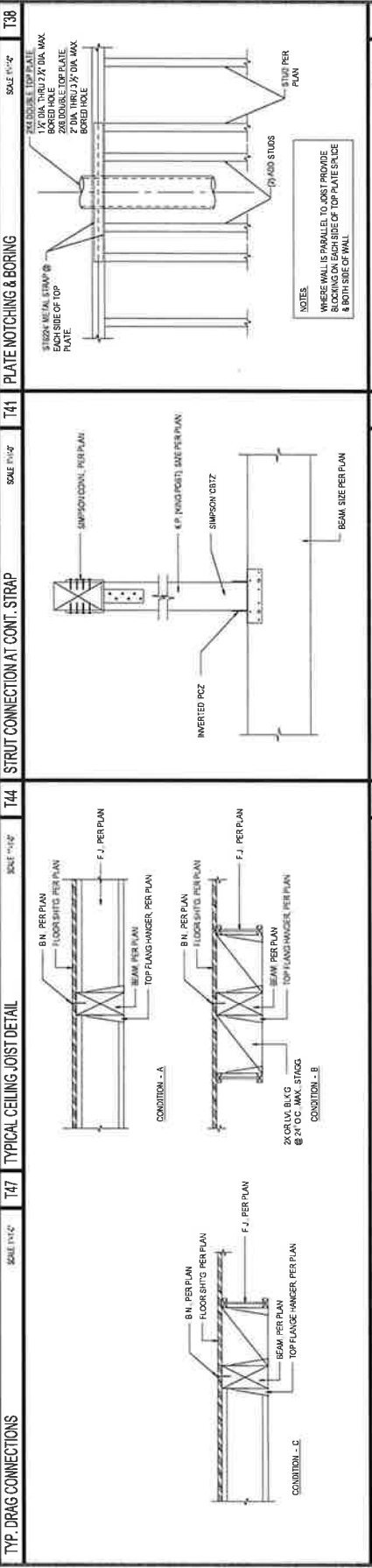
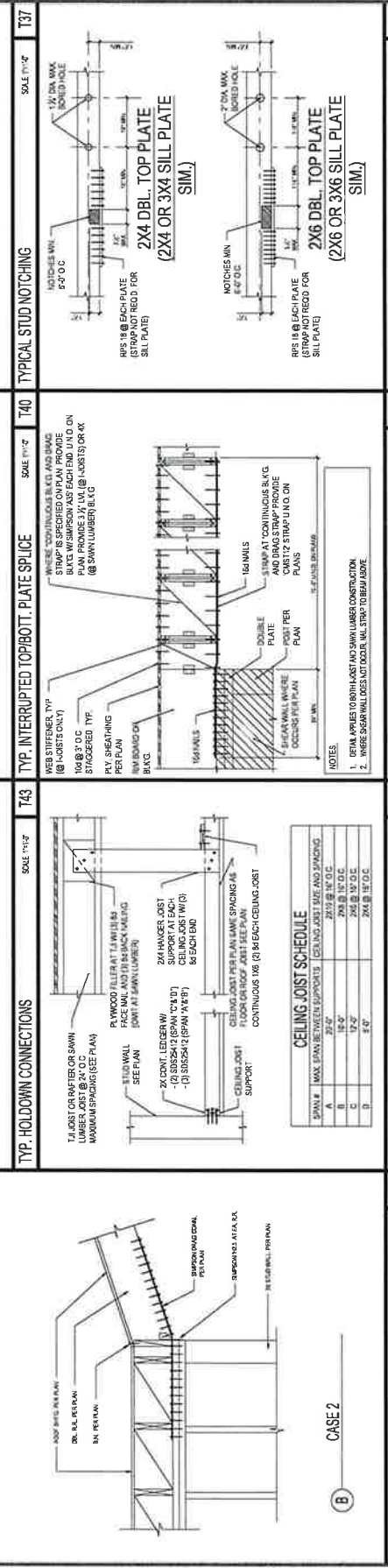
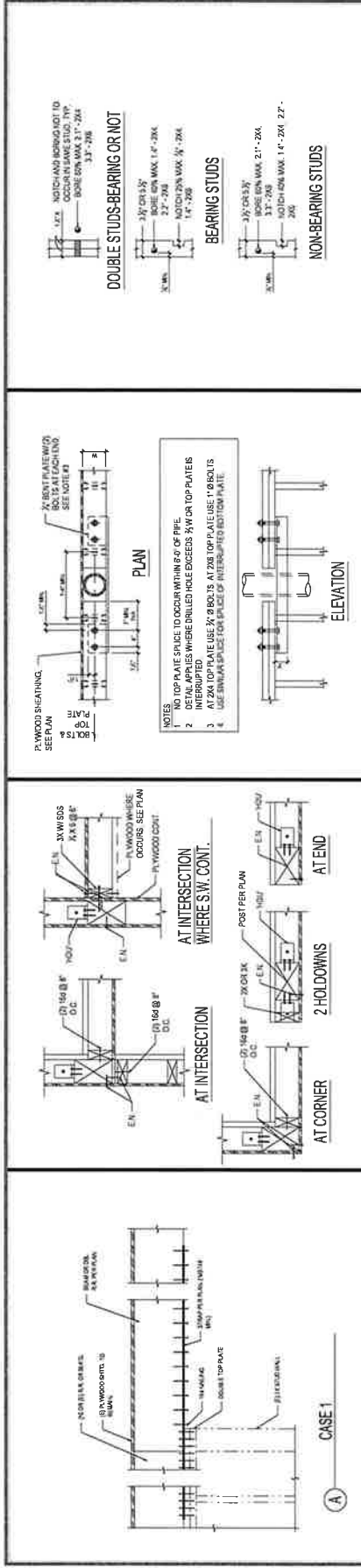


ALL OPENING IN SHEARWALL

TYPICAL STUD WALL SAT INTERSECTIONS

TOP PLATE SPICE

SCALE 100-5	T27
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FASTENING SCHEDULE
2022 CBC, TABLE 2304.10.1

CONNECTION	FASTENING (a.m)	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	TOE NAIL
2. BRIGINGS TO JOIST	(2) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	TOE NAIL EACH END
3. 1" X 7" LUSH JOIST ON LESS TO EACH JOIST	(2) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
4. WIERER THAN 1"26 SUBPLOOR TO EACH JOIST	(2) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
5. JOIST TO JOIST OR GIRDER	(2) 166 COMMON (2) 7 X 6 (3) 182" X 3" X 0.131" NAILS	FACE NAIL
6. SOLE PLATE TO JOIST OR BLOORING	166 (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS AT 16" O.C.	BLIND AND FACE NAIL
7. SOLE PLATE TO BRACED WALL PANEL	(3) 166 (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS AT 16" O.C.	TYPICAL FACE NAIL
8. STUD TO SOLE PLATE	(4) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	BRACED WALL PANELS
9. DOUBLES STUDS	(2) 166 COMMON (2) 7 X 6 (3) 182" X 3" X 0.131" NAILS	END NAIL
10. DOUBLES TOP PLATES	166 (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS AT 16" O.C.	TOE NAIL
DOUBLES TOP PLATES	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	END NAIL
11. BLOORING BETWEEN JOIST OR RAFTERS TO TOP PLATE	86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS AT 16" O.C.	FACE NAIL
12. 1" X 7" JOIST TO TOP PLATE	(3) 166 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	TYPICAL FACE NAIL
13. TOP PLATES, LAPF AND INTERSECTIONS	(2) 166 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	LAP SPICE
14. JOIST TO JOIST OR JOIST TO TOP PLATE	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	TOE NAIL
15. GIRDER JOIST TO PARALLEL	(4) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	TOE NAIL
16. CONTINUOUS RAFTER TO STUD PARTITIONS	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
17. GIRDER JOISTS, LAPF WATER PARTITIONS	166 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	16" O.C. ALONGSIDE
18. GIRDER JOISTS TO PARALLEL RAFTER	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	TOE NAIL
19. RAFTER TO GIRDER JOIST	(4) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	TOE NAIL
20. GIRDER JOIST TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
21. 1" X 7" RAFTER TO GIRDER JOIST BEARING	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
22. WIERER THAN 1"26 SUBPLOOR TO EACH BEARING	166 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
23. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
24. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
25. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
26. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
27. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
28. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
29. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
30. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
31. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
32. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
33. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
34. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
35. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
36. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
37. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
38. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
39. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
40. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
41. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
42. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
43. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
44. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
45. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
46. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
47. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
48. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
49. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
50. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
51. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
52. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
53. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
54. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
55. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
56. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
57. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
58. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
59. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
60. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
61. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
62. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
63. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
64. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
65. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
66. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
67. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
68. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
69. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
70. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
71. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
72. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
73. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
74. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
75. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
76. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
77. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
78. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
79. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
80. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
81. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
82. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
83. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
84. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
85. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
86. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
87. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
88. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
89. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
90. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
91. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
92. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
93. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
94. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
95. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
96. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
97. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
98. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
99. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
100. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
101. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
102. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
103. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
104. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
105. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
106. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
107. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
108. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
109. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
110. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
111. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
112. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
113. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
114. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
115. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
116. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
117. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
118. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
119. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
120. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
121. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
122. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
123. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
124. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
125. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
126. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
127. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
128. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
129. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
130. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
131. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
132. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
133. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
134. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
135. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
136. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
137. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
138. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
139. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
140. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
141. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
142. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
143. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
144. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
145. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
146. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
147. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
148. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
149. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
150. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
151. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
152. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
153. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
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156. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
157. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
158. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
159. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
160. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
161. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
162. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
163. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
164. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
165. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" NAILS	FACE NAIL
166. 1" X 7" RAFTER TO GIRDER JOIST	(3) 86 COMMON (2) 7 X 6 (3) 13" X 3" X 0.131" N	

FASTENING SCHEDULE
2022 CBC, TABLE 2304.10.1

CONNECTION	FASTENING (a.m)	LOCATION
24. BUILT UP ORBNER AND BEAMS	20d COMMON N X 0.1875 D @ 9" X 0.131" NAILS AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	FACE NAIL AT TOP AND BOTTOM FACE NAIL AT ENDS AND AT EACH SPRILE
25. 2" PLANKS	(1) 16d COMMON (3' X 0.187) (4) 3" X 0.131" NAILS	AT EACH BEARING
26. COLLAR TIE TO RAFTER	(3) 16d COMMON (3' X 0.147) X 0.131" NAILS	FACE NAIL
27. JACK Rafter TO HIP	(3) 16d COMMON (3' X 0.147) (3" X 0.131" NAILS	TIDE NAIL
28. ROOF Rafter TO JOIST BEAM	(2) 16d COMMON (3' X 0.187) (3" X 0.131" NAILS	FACE NAIL
29. JOIST TO JOIST	(2) 16d COMMON (3' X 0.187) (3" X 0.131" NAILS	TIDE NAIL
30. LEDGER & STRIP	16d COMMON (3' X 0.187) (3" X 0.131" NAILS	FACE NAIL
31. WOOD STRUCTURE PANELS AND BOARD (1) SUBFLOOR ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 1 1/2" TO 3" 1 1/2" TO 1" 1 1/2" TO 1" 3/4" AND LESS 1 1/2" TO 1" 1 1/2" TO 1" 3/4" AND LESS 3"	FACE NAIL
32. PAVEL SLIDING (TO FRAMING)	1 1/2" TO 1" 1 1/2" TO 1" 3/4" AND LESS 3"	FACE NAIL
33. FIBERBOARD SHEATHING (P)	NQ 11 GAUGE ROOFING NAIL (N) BO COMMON NAIL (2" X 0.131") NQ 11 GAUGE ROOFING NAIL (N) BO COMMON NAIL (2" X 0.131")	FACE NAIL
34. INTERIOR PAVING	4x6 8x10	FACE NAIL

10012 • J. Neurosci., November 11, 2009 • 29(45):10007–10012

- [illegible]

MARK LLAMAS RESIDENCE
INTERIOR REMODEL / ALTERATION
 1082 ELM LANE, CARPINTERIA, CA 93103

9.0'S

Orion Structural

65400 STRUCTURAL GROUP, INC.
 223 East Highway 99, Suite 203
 Thousand Oaks, CA 91320
 Phone: (805) 485-6116 Fax: (805) 485-6116

REVISIONS
 SEE SUBMITTAL NO. 2024-01

Orion Structural

65400 STRUCTURAL GROUP, INC.
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 Thousand Oaks, CA 91320
 Phone: (805) 485-6116 Fax: (805) 485-6116

REVISIONS
 SEE SUBMITTAL NO. 2024-01

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REVISIONS
 SEE SUBMITTAL NO. 2024-01

(E) / (N) FOUNDATION PLAN

SCALE 1/4"=1'-0"

FOUNDATION NOTES:

- 1 SEE INFORMATION NOTES ON SHEET 50-0 FOR DESIGN AND FINISHES, PRESSURES, ETC.
- 2 SEE ARCHITECTURAL PLAN AND FOR CONNECTIONS AND CONDITIONS NOT SHOWN HEREIN.
- 3 ALL SET IN PLACE OF
- 4 TYPICAL PILES TO FOUNDATION DEPTH.
- 5 POWER PILE DRIVEN COLUMBIA BARS SHALL BE A MINIMUM OF 1 INCH.
- 6 STANDARD OF HIGH STRENGTH FOR MAXIMUM PROTECTION.
- 7 ALL HIGH-TECH PILES SHALL BE REINFORCED WITH MINIMUM 60000 PSI CONCRETE.
- 8 ALL HIGH-TECH PILES SHALL BE REINFORCED WITH MINIMUM 60000 PSI CONCRETE.
- 9 THE PILE FRAMING
- 10 TREATED LUMBER SHALL BE 4" X 6" STUDS AND 2" X 4" JOISTS.
- 11 TREATED LUMBER SHALL BE 4" X 6" STUDS AND 2" X 4" JOISTS.

PAD FOOTING SCHEDULE				
MARK	DEPTH	THICKNESS	REINFORCEMENT	DEPTH
F-3.0	3' 0" 50	4" MIN.	1#1 @ 12" BARS 1#1 MIN. TOP 1' BOTTOM	BELOW 23' FTL
F-3.5	2' 6" 50	4" MIN.	1#1 @ 12" BARS 1#1 MIN. TOP 1' BOTTOM	BELOW 23' FTL

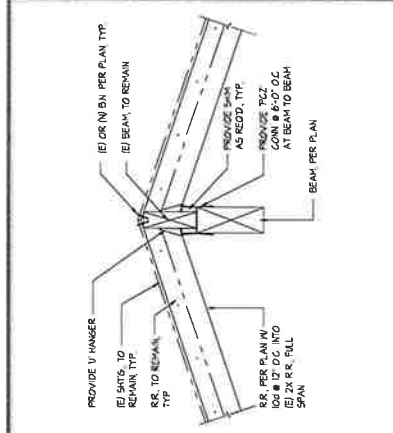
NOTE:
 1 ALL F165 TO BE MIN OF 24" BELOW LOWEST ADJACENT GRADE
 2 ALL CONC TO HAVE Fc=2500 PSI, MN

ALL PLATING. NOISE. ALL FASTENERS IN
CONTACT IN PRESSURE TREATED SILL
SHALL BE GALVANIZED (ANCHOR BOLTS
NAILS, ETC.)

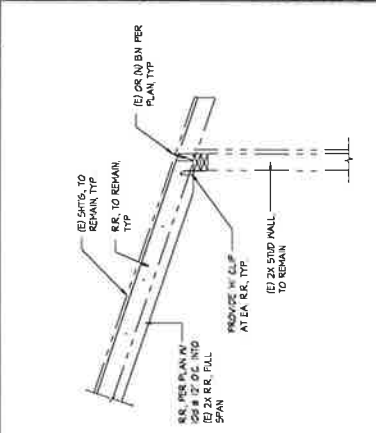
FRAMING NOTES:

- 
- Each box is a rectangle with a small square at the bottom-left corner. The first box has solid lines. The second box has dashed lines. The third box has dotted lines.

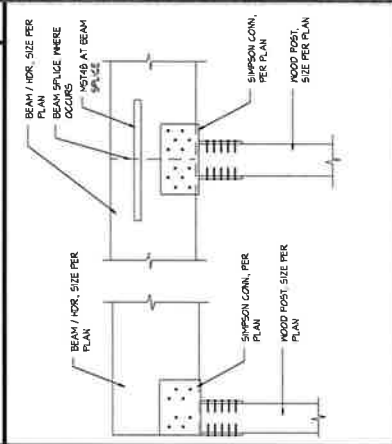
[illegible]



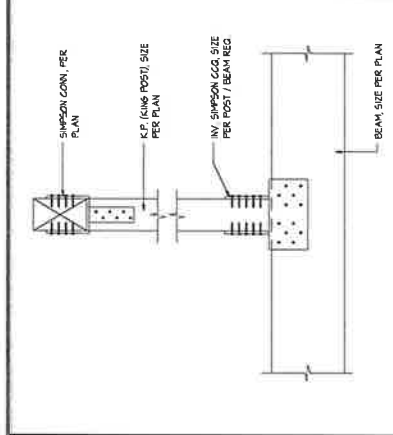
SECTION AT RIDGE BEAM	1
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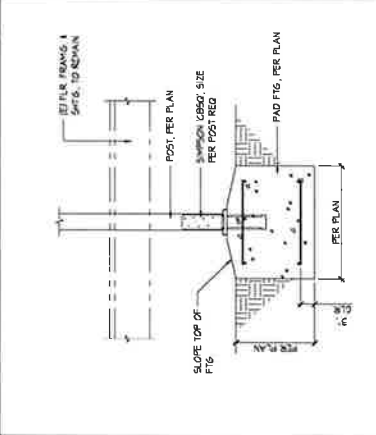
SECTION AT WALL 2



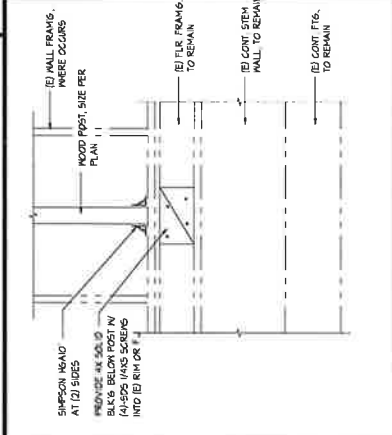
POST T BEAM CONNECTION (WOOD)	3
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3.1.3	4
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SECTION AT PAD FOOTING	1" = 1'-0"	5
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POST CONNECTION AT (E) STEM WALL	10' x 10'	6
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Attachment A
Exhibit 3:
Recommended Conditions of Approval

Llamas Residence Remodel & Structural Alterations
24-2318-CUP/CDP

April 7, 2025

**PLANNING COMMISSION HEARING
PROJECT 24-2318-CUP/CDP
1082 ELM LANE (APN 003-153-002)
APRIL 7, 2025**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
LLAMAS RESIDENCE REMODEL & STRUCTURAL ALTERATIONS**

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

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated April 7, 2025), and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Conditional Use Permit and Coastal Development Permit to allow an interior remodel including structural alterations to an existing 1,129 square-foot single family residence, including: 1.) adding one full bathroom, 2.) reconfiguring an existing bathroom, 3.) removing the existing den, 4.) relocating the existing kitchen, and 5.) vaulting the ceilings in the living room and new kitchen area.

Changes to the exterior of the structure would be limited to the installation of new dormer vents on the roof. The total square footage of the residence and attached one-car garage would remain at 1,416 square feet and the maximum height of the residence would remain unchanged at approximately 15.3 feet.

The property and existing residence are considered legal-nonconforming with respect to the current front yard setback, northern side yard setback, rear yard setback, building coverage, and parking requirements. The proposed remodel

project includes structural alterations to portions of the residence located within the required setbacks and would extend the life of the nonconforming structure. A Conditional Use Permit is required to allow these improvements to the existing nonconforming residence.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed or replaced on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. All materials and colors used in construction shall be as represented to the City and any deviation will require the express review of the Community Development Department.
4. In the event archaeological remains are encountered during construction, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Building Permit and shall spot check in the field.
5. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction

shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities.

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

6. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
7. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
8. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
9. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

10. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
11. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
12. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.
13. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
14. Within one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.
15. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
16. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed

circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

17. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
18. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
19. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
20. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
21. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.
22. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
23. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

24. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

SPECIAL DISTRICT CONDITION LETTERS

25. Compliance with the attached Departmental and District letters is required as follows:
- a) Carpinteria-Summerland Fire Protection District, dated December 17, 2024,
 - b) Carpinteria Valley Water District- Intent to Serve letter, dated January 21, 2025, and
 - c) Carpinteria Valley Water District- Conditions letter, dated January 21, 2025.

Approved by the Planning Commission on April 7, 2025

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

Applicant/Property Owner

Date

fill out

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

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

PLANNING NUMBER:

24-2318-CWP/CDP

DATE:

11/20/2024

1. Applicant:

Mark Llamas

Phone:

805-501-6130

Mailing Address:

10047 Blackburn Rd

Email:

markllamas98@yahoo.com

City/ State/ Zip Code:

Ventura, CA, 93004

2. Property Owner:

Mark Llamas

Phone:

805-501-6130

Mailing Address:

10047 Blackburn Rd

Email:

markllamas98@yahoo.com

City/ State/ Zip Code:

Ventura, CA, 93004

3. Project Address:

1082 Elm Ln

APN:

4. Project Description:

Performing a full interior remodel.

5. Existing square footage: (include non-habitable space):

1410

6. Does existing building have a fire sprinkler system? YES ☐

NO ☒

7. Square footage of new construction, remodel, and alterations:

1410

(Including non-habitable space)

8. After project completion, will hazardous or flammable materials be on the premises?

YES ☐

NO ☒

If yes, describe fully

9. Describe project water source for fire protection (water district, private water co., etc.)

Carpinteria Valley Water District

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

Mark Llamas

Applicant name (print)

[Signature]

Applicant signature

Fire District Use Only

Approved with attached conditions ☒

Approved ☐

Date: 12/17/2024

Signed: Van Joy

Comments:



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

1082 Elm Carpinteria Ca 93013, Planning, Full interior remodel of existing SFR, structural changes to existing SFR

Location	34.400119, -119.518512
Status	🟡 Planning Complete
Submittal Date:	December 12, 2024
Project Address/Location:	1082 Elm Carpinteria Ca 93013
APN:	003-153-002
Project Description:	Full interior remodel of existing SFR, structural changes to existing SFR
Applicant:	Mark Llamas
Applicant Address:	10047 Blackburn Rd Ventura CA 93004
Applicant Phone Number:	(805) 501-6136
Applicant Email:	markllamas98@yahoo.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	December 12, 2024
Permit Number:	24-2318-CUP/CDP
Planner:	Syndi Souter
Plan Checker:	Van Joy
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

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

Water Requirements:

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

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Fire Protection Systems Requirements:

Any existing townhouse or one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration, modification, remodel and/or addition that exceeds 50% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements:

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

Fees:

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

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

Inspector's Signature

A handwritten signature in black ink, appearing to be "U. J. J.", is written over a horizontal line.

Signed 12/12/2024, 8:24:24 AM PST

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

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

"Community First"

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



Carpinteria Valley Water District

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

January 21, 2025

Mark Llamas
10047 Blackburn Rd
Ventura, CA 93004

SUBJECT: Request for Intent to Serve Letter re proposed project at 1082 Elm Lane (the "Project")

Dear Applicant,

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

The Project is for an interior remodel of an existing single-family residence. Fire sprinklers are to be included. No additional meters or change of use are proposed.

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a State 0 Drought Emergency (see Ordinance 24-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

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

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account,
Brian King, District Engineer



Carpinteria Valley Water District

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

January 21, 2025

Mark Llamas
10047 Blackburn Rd
Ventura, CA 93004

SUBJECT: 1082 ELM LANE, APN 003-153-002, ACCOUNT NUMBER 01-010130-03, PROJECT NUMBER 24-2318-CDP/CDP, INTERIOR REMODEL, CONDITION LETTER

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 0 Drought Emergency; for more information on Ordinance 24-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is currently served by a 3/4" residential water meter. Based on the plans received November 24, 2024, the District has the following conditions:

- Include the District on the City's final sign off.
- If fire sprinklers are required to be installed or are already installed on the existing structure, fire demand calculations must be supplied to the District prior to building permit issuance to ensure the meter size is adequate. If the water meter must be upsized to meet fire sprinkler demand, the owner is responsible for all fees and deposits associated with upsizing the water meter.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must be inspected before the area is backfilled.
- If fire sprinklers are required, fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly.
- If required, the backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If a Fire-Flow Verification form is required for your project, an independent fire system/fire services contractor must be hired at the owner's expense to obtain the data required to complete the form. The contractor must schedule fire hydrant flow testing with Carpinteria Valley Water District staff and have a staff member on site at the time of the test as a witness.

- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account,
Brian King, District Engineer

Attachment B
CEQA Notice of Exemption

Llamas Residence Remodel & Structural Alterations
24-2318-CUP/CDP

April 7, 2025

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Llamas Residence Remodel & Structural Alterations

Project Applicant: Mark Llamas

Project Location - Specific:

1082 Elm Lane, Carpinteria, CA 93013 (APN 003-153-002)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow an interior remodel with structural alterations to an existing legal-nonconforming 1,416 square-foot single-family residence.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Mark Llamas, property owner

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

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

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

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

☒ Categorical Exemption. State type and section number: §15301(a) and (d), §15302, & §15332

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

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

Lead Agency

Contact Person: Syndi Souter, Senior Planner

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

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: _____ Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

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

Date Received for filing at OPR: _____

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: Approximately 65 members of the public; Director, Nick Bobroff.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Surfliner Inn, Project 23-2254-DP/CUP/CDP/ARB
Address: 399 & 499 Linden Avenue
Applicants: R. W. Hollis, Jr., Manager, 499 Linden Managers, LLC
Planner: Brian Banks

Request of R. W. Hollis, Jr., Manager, 499 Linden Managers, LLC, to consider Project 23-2254-DP/CUP/CDP/ARB for preliminary review of a proposal to construct a new 36-room hotel with a manager's unit, restaurant, and visitor center at 499 Linden Avenue (City Parking Lot #3), and construction of a new surface public parking lot on the vacant City-owned lot between the Union Pacific Railroad (UPRR) corridor and Amtrak Carpinteria Train Station to the north and The Spot restaurant and unpaved parking area to the south ("Parking Lot #4"). The proposed hotel would be located nearest the Linden Avenue/Fifth Street intersection with the remainder of the parcel consisting of 46 parking spaces. The new 93 space public parking lot (Parking Lot #4) would include public restrooms and coastal trail improvements, and would be accessed from Linden Avenue with emergency access provided from Elm Avenue. The project also includes new landscaping and stormwater improvements.

Ex Parte Communications Disclosure: Chair Stein attended a public informational meeting by the applicant on the Surfliner Inn project. No other Boardmembers had any ex parte communications to disclose.

Staff Comments:

Brian Banks provided a presentation outlining the current review process, role of the ARB as advisory to the Planning Commission / City Council, and next steps in the discretionary review process including preparation of an EIR and subsequent review by the Planning Commission or City Council on appeal. Brian then commenced with a presentation of the project including revised project description details, project setting, overview of the project plans, review of the story pole photographs, and a summary of the plan updates in response to the previous comments at the November 2020 joint City Council / Planning Commission / Architectural Review Board conceptual review meeting. Brian

concluded his presentation with an analysis of the proposed parking details and consistency of the project with the municipal code requirements and General Plan design policies, and asked for the Board's comments in the following issue areas:

- Consistency with applicable City development regulations
- Building architecture and design
- Landscape and hardscape design
- Exterior lighting
- Compatibility with Community Design Policies & Overall “small beach town” character

Brian proceeded to answer questions from the Board regarding the zone district setback requirements, the project parking study and previous Walker Associates Downtown Parking Study, the applicability of Assembly Bill 2097 (parking reduction not applicable to hotel projects), and clarification that the previously considered solar canopy over a portion of the project site is no longer proposed.

Applicant Comments:

The project architect, Clay Aurell, provided a brief presentation including drone photos of the story pole installation and revisions to the project since the November 2020 joint conceptual review meeting. The project landscape architect, Courtney Jane Miller, then provided a brief presentation on the overall landscape design, including the proposed tree and plant species, and hardscape design.

Mr. Aurell and Ms. Miller then responded to various questions of the Board and provided clarifications on various aspects of the project plans related to setbacks, access to trash areas for pickup, coordination with Amtrak/Union Pacific Railroad, parking lot design, and other aspects of the project design.

In response to Board questions related to potential sound impacts for hotel guests considering the project location immediately adjacent to the railroad corridor, applicant Whitt Hollis clarified that a Noise and Vibration Study was prepared for the proposed project.

Public Comments:

34 written comments were received via the City's online “eComment” and public comment email systems in advance of the ARB meeting. These written comments were provided by email to the ARB members in advance of the meeting and printed copies were distributed to the ARB members at the meeting. These comments are part of the public record and copies are on file with the Community Development Department. The written comments are summarized as follows:

Deborah Dentler & Tony Segall – Supports; appropriate and attractive design

Patty Hill – Supports; brighten overall look of Linden Ave. and attract year-round visitors

DeEtte Lamar – Supports; appropriate mass and scale, improve underused section of commercial area

Julie Manners – Opposed; should not use City land and use profit to increase staff wages and pensions

Chad Moore – No position; comments related to energy use (solar, EV charging, no natural gas)

Matt Roberts – Supports; pedestrian oriented, new parking and revitalization of downtown

Jamie Balch-Collins – Supports; respectful design, supports the local economy

Christine Culver – Opposed; should not use City land; parking concerns, design out of scale

Hayley Fedders – Supports; more parking than existing, generates funds for City, design appropriate

John Gobbell, Jr. – Supports; fits character of neighborhood, hotel better than STRs (housing relief)

Anonymous – Opposed; scale and size not in keeping with location

Anonymous – Opposed; (no other comments provided)

Loren & Carly Bass – Supports; good use of lot, adds centrally located lodging option, modest design
Christie Boyd – Supports; beneficial to downtown, appropriate architecture and size
Eduard Van Wingerden – Supports; right size and will improve neighborhood
André Luthard – Supports; provides lodging options and revenue, compatible design and location
Sandra Moreno – Supports; benefit to neighborhood and business community, adds parking
Linda Short – Opposed; parking impacts and traffic safety, noise impacts, size is too large
Sarah Aresco Smith – Supports; modest scale, will be an economic driver
SB South Coast Chamber – Supports; modest and appropriate design, provides economic benefits
Denise Speer – Supports; thoughtful design and appropriate location
Jim Taylor – Supports; benefit to downtown and City revenue, supports businesses

Xy VanAntwerp – No position; provided information on Global Ecotourism Network as a guide to assessing project with respect to principles of environmental stewardship, community benefit, and long-term economic viability
Winfred Van Wingerden – Supports; design fits community
Kyle Zuvela – Supports; appropriate design for downtown, supports local businesses
Anonymous – Opposed; traffic congestion and parking
Gary Campopiano – Opposed; size and scale too large, parking Lot 4 location dangerous, water and energy use
Anonymous – Opposed; rooftop use, traffic and parking, view and noise impacts
Charley Beals – Opposed; view impacts
Anonymous – Opposed; should build affordable housing, focus on what locals need
Anonymous – Opposed; commercializes uniqueness of City and adds traffic, should be housing or businesses for locals
Welty & Graf Families – Supports; height appropriate, adds vitality and benefits businesses
Anonymous – Opposed; view and traffic impacts, might support if STRs were limited to free up housing
Anonymous – Opposed; parking and traffic impacts, water use, tree removal

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

Tina Frontado – Supports; exceptional design, supports tourism and local economy, eco-conscious
Anne Fraser – Opposed; objects to height and mass, view blockage, water use
Ben Anderson – Supports; respectful size, rooftop bar and pool great amenities for downtown
Jayne Burton – Opposed; need to better depict Lot 4 parking layout, view impacts
Eileen Marcussen – Opposed; inappropriate and massive design, questions economic benefit, traffic and parking concerns
Stephen Marcussen – Opposed; converts open space to parking, trail relocation, restroom attractive nuisance in residential neighborhood
Amy Orozco – Opposed; conjunctive parking not a good plan and will lead to shortage, tree removal not eco-friendly
Kristin Larson – Opposed; drainage concerns with Lot 4 increased impervious surfaces and impacts on beach neighborhood residences
Sue Skenderian – Opposed; project sets precedent, already have 6 hotels in town and campgrounds/STRs, hotel will change small town feel
Rosa Markolf – Opposed; “abominable/horrible,” too large, Lot 4 access bad, doubtful of revenue generation for City, lighting impacts

Jason Rodriguez – Supports; existing trees already block views and project won't impact, change can be good and vibrant community needs to evolve

Xy Van Antwerp – Opposed; not eco-friendly ("greenwashing"), not compatible with GP/CLUP, water use, private use of City parking lot, congestion and traffic impacts

Lisa Patsch – Opposed; safe access to/from Beach Neighborhood already challenging, Lot 4 would add to challenges especially if evacuating from Beach Neighborhood, no other public parking abuts residences

Victor Garza – Opposed; parking falls short of City zoning requirements and will result in spillover to residential areas, Lot 4 entrance will result in gridlock and safety issues

Roland Picard – Supports; "nice project," will result in revenue, jobs and benefits businesses, improves public parking

Kika Hutchings – Opposed; 10-year drought, where will water come from?

Jessica Clark – Supports; location supports businesses, and prevents sprawl, good design and fits neighborhood

Michael Sipiora – Opposed; story poles show project is too big, doesn't conform to scale and character of City per GP

Rudy Gomez – Supports; City is "ice cream sundae" and project is "cherry on top"

Ricardo Casteneda – Opposed; small town will disappear if approved, small business won't be able to afford rent, traffic and parking impacts, tourists show no respect to town, project doesn't belong here

Gary Campopiano – Opposed; provided photos of story poles to ARB members

Leslie Gascoigne – Opposed; noise, traffic and lighting impacts incompatible with Beach Neighborhood, gridlock and safety concerns

Terry Wheeler-Schriener – Opposed; Lot 4 access from Linden Ave. dangerous, need another access at Holly or Elm Street

Stephen Meade – Supports; Project 2020 important visioning document that called for developing Lot 3, won't be perfect for everyone, need to find compromise

Amrita Salm – Opposed; not compatible with General Plan, size, bulk and scale too large, changes are negligible, need affordable housing instead, uncertain revenue, Lot 4 near residences sets precedent

Bart Dickens – Opposed; project over 30 ft height limit, City staff is "selling" developer's project

William Bishop – Opposed; too big and doesn't fit neighborhood, developers trying to get everything they can, Lot 4 design not good and needs turnaround, Oak trees not appropriate for parking lots

Annie Sly – Opposed; story poles show project overbuilt, Concept review consensus was that project was too big and insignificant changes to address, new development should be consistent with General Plan policies related to projects conforming to scale and small-town character and that shall not be detrimental to community

Terry Huggins – Supports; great project, scale and character fits, existing hotels not in walking distance to beach, will bring people in town outside of summer season

Luci Rogers – Opposed; wants community to stay cohesive in spirit even if we differ on projects, need to focus on residents instead of tourists, if site developed should be lower income senior housing, Via Real hotel already coming, don't need more rooftop decks

Alan Koch – Opposed; is really two projects – hotel and new Lot 4, need to hear from City representatives regarding Lot 4 and City needs to own up to Lot 4 design and access issues

Lorraine McIntyre – Supports; economic and vitality reasons that help support City services, beautiful design, can't expect there to be no change in community, existing trail design meant to be temporary

Boardmember Discussion: The ARB Boardmember were asked to provide separate comments in each issue area identified in the staff report and staff presentation:

Consistency with applicable City development regulations

Boardmember Johnson commented that the project has been through extensive review already and the issues have been resolved, adding that the project wouldn't be at the ARB for preliminary review if it wasn't consistent with the applicable development regulations.

Vice Chair Blakemore commented that the project has come back reduced in scale and intensity and is less "maxed-out." She added the project is logistically and visually smaller, and with more articulation in the design with no requested modifications to the setbacks.

Chair Stein agreed with Vice Chair Blakemore's comments and noted that the project meets the regulations, has been reduced in size, and is heading down the right path.

Boardmember Little agreed with most of the previous comments, but commented that the project is still a little too large for the area and could use some reductions. Boardmember Little indicated that the project appears to meet the required development standards.

Boardmember O'Connor commented that he respected the previous interpretations from decision-makers, however he struggles with little nuances related to setbacks, intensity and lot coverage. Boardmember O'Connor further commented that an applicant does not have to just follow the rules but can instead do the right thing. He cautioned that the Amtrak platform is going to change and encouraged working with the railroad representatives. Despite supporting the project in general, Boardmember O'Connor had major safety concerns with the design of southeast portion of the hotel site.

Building architecture and design

Boardmember Johnson appreciated that the project steps back from the street, and appreciated the architectural animation and reduced scale. He further commented that the project would be the smallest hotel in the City and it would not take up too much space along Fifth Street. Boardmember Johnson added that he had no concerns with the proposed patio along Linden Avenue, but would like to see more animation in the front elevation facing Fifth Street and potentially pushing out the hip roof for a more residential scale. Boardmember Johnson concluded by noting that there are plenty of other two-story projects in the area and that the "Carp Cod" architectural design is successful.

Vice Chair Blakemore commented that she agreed with the comments shared by Boardmember Johnson.

Chair Stein commented that he appreciated the design intent to emulate the original train depot such as the proposed hip roofs but indicated the design could use more detailing, like knee braces around the eaves. He further commented that the use of horizontal tongue and groove siding, and painting the body of the building in the original yellow color, would relate better to the architectural character of the original depot building.

Boardmember Little commented that he liked the architectural style and indicated that the project brings sophistication and style that is lacking in the existing hotels along Carpinteria Avenue. While Boardmember Little liked the architectural style and materials, he indicated that he would like to see the hotel downsized a bit and was not sure about the proposed rooftop amenities so close to a residential neighborhood.

Boardmember O'Connor commented that he liked the overall architecture, but was not sure about the stacked stone accents and wondered if a different material should be considered. He added that it would be helpful to better understand how the rooftop deck walls and railing relate to head height for privacy reasons. He also questioned whether so much rooftop area is needed and if reduced, the area could be pulled-in to increase the setbacks. Boardmember O'Connor concluded his comments by indicating that the lighting plans were hard to comment upon and the project elevations lacked information on the finished floor height.

Landscape and hardscape design

Boardmember Johnson commented that the more trees provided; the better, and that appropriate trees should be selected for the parking lots. He further commented that Lot 4 could use more landscaping and that it needs a dedicated turnaround area at the end.

Vice Chair Blakemore expressed concerns with the design of parking Lot 4. She asked the applicant to check the water table which could impact the proposed Oak tree plantings in the parking lot areas. She further commented that she doesn't like dead-end parking lots but doesn't think access to Elm Avenue is good either. Vice Chair Blakemore asked the applicant to consider a wall along the southern boundary of Lot 4 which could be "greened up" with plantings, and requested a more fully developed planting plan with plant spacing information, but expressed support for the overall landscape concept and plant list. She concluded her comments by indicating that she'd like to see more "instant gratification" in terms of landscape screening and softening, that the large Torrey Pine tree is an exciting idea, and that a 6 ft width is not out of the ordinary for a path/trail.

Chair Stein agreed with Vice Chair Blakemore that a sound wall with plantings at the southern boundary of Lot 4 should be added, and that more trees would be a good idea. He further commented that other parking lot layouts for Lot 4 with access to Holly or Elm Avenue should be studied. Chair Stein concluded by commenting that a 6 ft. wide trail is not out of the ordinary.

Boardmember Little appreciated retaining the large trees along Fifth Street and would like the Eucalyptus trees along Linden Avenue to be retained to help reduce the visual mass of the building. He would also like the Firewheel trees along the platform to be retained, if possible. Boardmember Little concluded his comments by stating that if the rooftop deck portion of the project is retained, the applicant should use planters to provide safety from the roof edge and to discourage children from climbing.

Boardmember O'Connor asked the applicant to consider the width of the Linden Ave. sidewalk to keep it functional because the proposed Palm trees along Linden make for a crowded sidewalk. He concluded his comments by stating that the Firewheel trees in Lot 3 should be saved.

Exterior lighting

Boardmember Johnson commented that the overall lighting plan is acceptable and that the chosen fixtures are appropriate (low wattage with shielded bulbs), but that only one light fixture should be used at each door instead of the two fixtures as proposed. He added that the parking lot lighting should provide safety, but the lighting should be as low as possible. Boardmember Johnson concluded his comments by stating that the rooftop deck light levels should be kept low as well, and that uplighting should be avoided.

Vice Chair Blakemore agreed with Boardmember Johnson's comments, but noted that the photometric plans are hard to read. She commented that while the light fixtures are appropriate, the number of fixtures on the building face could be reduced by half.

Chair Stein agreed with Boardmember Johnson and Vice Chair Blakemore's lighting comments, indicating that "less is more," and that the lowest light wattage should be used while still providing safety. Chair Stein commented that the proposed light fixtures looked good.

Boardmember Little agreed with the previous Boardmember comments and indicated that the fixtures are appropriate.

Boardmember O'Connor commented that the power pole on Fifth Street should be replaced with a nice light pole.

Compatibility with Community Design Policies & Overall "small beach town" character

Boardmember Johnson referred to his previous comments regarding consistency with the development regulations, architecture, landscaping and lighting, and commented that the overall project is compatible with the neighborhood. He concluded his comments by stating that he generally likes the design's animation and that a few details should be added to improve the building's character and reference to history.

Vice Chair Blakemore commented that the site is an entirely reasonable location for a hotel and the proposed project is compatible in terms of its size, bulk, and scale. Vice Chair Blakemore noted that the proposed project is smaller than the warehouses across the street and the proposed architecture and details fit well with other buildings in the area.

Chair Stein commented that the project fits the neighborhood and noted that there are taller homes in the Beach Neighborhood than the proposed hotel. Chair Stein did not have any safety concerns with the proximity to the railroad crossing and noted that the project is intended to support alternative transportation by having hotel guests use the train to stay at the hotel.

Boardmember Little expressed overall support for having a boutique hotel at the location, and that while he understood the concerns of some in the community, he believes it will be a great asset and the hotel will support local businesses.

Boardmember O'Connor commented that he respects the previous decisions regarding the project and supports the project, overall. However, he has grave concerns with the southeast corner of the project

and would like to see that portion of the project redesigned to better address safety considering the proximity to the railroad corridor.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember O'Connor to recommend preliminary approval to the Planning Commission with the following comments:

- Further study is needed regarding safety at the southeast corner;
- Further landscape plan development is needed;
- Further detailing on site lighting is needed;
- Further study of the 5th Street massing is needed; and
- Further study of parking Lot 4, including potential addition of sound wall at southern boundary and additional landscaping is needed.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

2) Action Minutes of the Architectural Review Board Meeting of November 14, 2024.

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

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Nick Bobroff advised the Boardmembers that the nomination of the ARB Boardmembers by the City Council will happen in January and reminded the Boardmembers to submit their applications for City Council consideration if they wish to continue serving on the Board.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 9:04 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, January 16, 2024. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

April 2025

April 2025							May 2025						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
7	1	2	3	4	5	6	5	6	7	1	2	3	4
14	8	9	10	11	12	13	12	13	14	15	16	17	18
21	15	16	17	18	19	20	19	20	21	22	23	24	25
28	22	23	24	25	26	27	26	27	28	29	30	31	

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Mar 31	Apr 1	2 3:00pm 5:00pm Carpinteria Equity Plan Review Session 5:00pm 7:00pm Fire District Board Meeting	3 8:30am 10:00am DTBAB Meeting (Council Chambers) 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) -	4	5	6
7 5:30pm 9:00pm Planning Commission Meeting - TELEVISED	8 5:30pm 7:30pm School District Board Regular Mtg (TV)	9 5:30pm 8:30pm Water District Board Mtg - Televised (Council Chamber)	10 10:30am 11:30am Rentals PowWow: PRCS + Code + PW 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) -	11	12 9:00am 11:00am Carpinteria Beautiful Meeting	13
14 3:00pm 8:00pm City Council Meeting - Televised	15	16 3:00pm 4:00pm LBOT Strategic Planning Meeting 5:30pm 7:00pm Traffic Safety Committee (Council Chambers)	17 8:30am 10:00am All Staff Quarterly 2:00pm 3:00pm PW Dept Staff Meeting 3:00pm 4:30pm 5:30pm 8:00pm ARB	18	19	20
21 5:30pm 7:00pm General Plan Update Committee Meeting 5:30 Start Time	22 5:30pm 7:30pm 5:30 pm School District Board Regular Mtg (TV)	23 3:00pm 5:00pm Harbor Seal Advisory Board (Council Chamber) 5:30pm 8:30pm Water District Board Meeting - Televised	24 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	25	26	27
28 3:00pm 8:00pm City Council Meeting - Televised	29	30	May 1	2	3	4

City of Carpinteria
Planning Activity Summary

March 2025

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 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 04/01/2025

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Under review.	Syndi	1	
25-2340-CDP/ADU	Robert & Sandra Duncan	1413	Sterling Avenue	Convert a detached 305sf storage bldg to a 305sf ADU	Submitted 3/24/2025. Under review.	Syndi	1	
25-2339-CDP/ARB	Alan Smith	5560	Calle Ocho	Addition and remodel of an existing SFD	Submitted 3/17/2025. Under review.	Marysol	1	
25-2335-DP/CDP/ARB	4956 Fifth, LLC	4956	Fifth Street	Convert 7-unit apt bldg to 9-units with int/ext renovations	Submitted 3/6/2025. Under review.	Syndi	1	
25-2328-CUP/CDP/ARB	Gordon Burgess	748	Maple Avenue	Remodel, 726sf 1st floor addition, & 1190sf new 2nd story to a 997sf SFD	Submitted 1/28/2025. Incomplete 2/25/2025. Resubmittal 3/20/2025. Under review.	Syndi	1	
24-2325-CDP/ARB	Tom Brown	600	Arbol Verde Street	New 127sf addition & exterior alterations	Submitted 12/11/2024. Incomplete 1/9/2025. Resubmittal 2/11/2025. 2nd Incomplete 3/13/2025. Resubmittal 3/17/2025. Under review.	Syndi	1	
24-2315-DPR/CDP/ARB	The Towbes Group	1001-1025	Casitas Pass Road	Site access improvements, modify trellis and central landscape area	Submitted 10/28/24. Under Review. Incomplete 11/15/24.	Brian	1	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review, incomplete.	Marysol	1	
25-2336-CUP/CDP/ARB	Verizon Wireless	912	Linden Ave	New Telecom Facility on roof	Submitted 3/06/25, under review. Incomplete 4/01/25.	Brian	2	
25-2334-DPR	Shepard Place Apartments Improvements	1069	Casitas Pass Road	Exterior improvements	Submitted 2/24/25. Incomplete 3/25/2025.	Mindy	2	Yes
25-2331-DP/CDP	Surf Cottages, LLC	4716	Seventh St	Remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units.	Submitted 2/24/25. Incomplete 3/12/25.	Megan	2	
25-2329-DP/CDP/ARB	CUSD	4545	Carpinteria Ave	New Kindergarten building at Aliso School	Submitted 1/17/25. Incomplete 2/12/25.	Megan	2	
24-2317-TPM/CDP	Frontier California Inc.	5115	Ogan Road	Two Way Lot Split	Submitted 11/7/2024. Incomplete 12/12/2024.	Syndi	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. Resubmitted 2/07/25. 2nd Incomplete 3/6/2025. Awaiting applicant decisions on project layout & scope.	Syndi	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	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 2/26/2025. 4th Incomplete 3/28/2025.	Syndi	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	

21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	Yes
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	
15-1783-SIGN/FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences and signage	Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15. See Matt M for PW status.	Marysol	2	Yes
24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. Schedule for ARB 8/15/2024	Marysol	3	
24-2281-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. Resubmittal 9/9/2024. Complete 10/10/2024. Tentatively scheduled for ARB 4/17/2025.	Syndi	3	
23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 12/18/24. 4th Incomplete 1/14/2025. Resubmittal 1/16/2025. 5th Incomplete 2/14/2025. Resubmittal 2/24/2025. Complete 3/24/2025. Tentatively scheduled for ARB on 5/1/2025.	Syndi	3	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story SFD on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24. 2nd Incomplete 4/15/24. Resubmitted 12/06/24. 3rd Incomplete 1/02/25. Resubmittal 1/16/2025. Complete 2/13/2025. Tentatively scheduled for ARB on 5/1/2025	Syndi	3	

23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 & 5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
25-2338-TUP	City of Carpinteria		Monte Vista Park	2nd year of Pilot Program Off-Leash Dog Park	Submitted 3/13/25. Director approval issued 3/31/25.	Megan	4	
24-2326-CDP/ADU	Sara Brito	1232	Vallecito Road	Convert 320sf garage and add 220sf for a new 540sf ADU	Submitted 12/18/2024. Director Approval 1/16/2025.	Syndi	4	
24-2321-CDP/ADU	Tim Finnigan	4213	Carpinteria Avenue	New 996sf ADU, 240sf deck, & 430sf garage	Submitted 11/21/2024. Director Approval 12/19/2024.	Syndi	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	
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. Director Approval 3/5/2025.	Syndi	4	
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 submittal.	Brian	4	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24. Sent intent to close letter 1/02/25. Phone call with agent 1/09/25, intend to resubmit, keep open. Resubmitted 2/25/25, under review. Complete 3/06/25. ARB Prelim/Final 3/27/25.	Brian	4	
24-2278-CDP/ADU	Saticoy Development, LLC	4253	Carpinteria Avenue	New 609sf detached ADU	Submitted 2/7/2024. Director approval 3/6/2024.	Syndi	4	
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. Revised project submitted 1/28/2025. To ARB for prelim review 3/27/2025. Awaiting revied plans w/ ARB comments.	Syndi	4	

21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	Yes
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
24-2318-CUP/CDP	Mark Llamas	1082	Elm Avenue	Interior remodel to legal nonconforming SFD	Submitted 11/20/2024. Incomplete 12/20/2024. Resubmittal 1/21/2025. Complete 2/19/2025. To PC on 4/7/2025.	Syndi	5	
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, scheduled for ARB preliminary review 12/12/24. Preliminary ARB complete 12/12/24. EIR RFP distributed 1/22/25. Review of proposals in progress.	Mindy	5	
23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete. Review in progress.	Marysol	5	
23-2231-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. To be scheduled for PC to review new changes.	Megan	5	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. Proposed Final EIR underway.	Nick/Luis	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2024. GPUC reconvened 3.18.24. GPUC Meetings ongoing.	Nick/WSP	5	

05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing through 2024.	Nick	5	
23-2251-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. Awaiting BP submittal.	Brian	6	Yes
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
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. BP, submitted Time Extension request 10/28/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan send 12/17/24. BP submitted, plan corrections required prior to routing for plan check.	Brian	6	

14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
25-2332-CON/SB330	Nick Patterson	6380	Via Real	Concept review of 93 new townhomes (including 12 affordable units)	Submitted 2/24/2024. To CC/PC/ARB for Concept Review 3/31/2025.	Syndi	7	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Planning Commission 11/04/24, City Council first reading 11/25/24. City Council second reading 12/9/24. Coastal Commission Hearing with modification 3/14/25. Scheduled to accept mods at City Council 4/14/25.	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. On hold.	Syndi	7	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/Megan	7	
19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC Summer 2024.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	

23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 CC 1st read 6/24/24 CC 2nd read 7/8/24.	Megan/Mindy/ David	8	
23-2261-TUP	City of Carpinteria		Monte Vista Park	Off Leash dog park pilot program	6 month TUP review at PC November 4 2024 - PC voted to allow continued operation.	Megan	8	
22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD. Revised draft submitted to HCD 11/14/22; under review. CC re- adoption 1/22/24. Resubmitted to HCD for final certification 1/23/24.	Nick/Mindy	8	
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. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan sent 12/17/24. Awaiting Final ARB plans. Scheduled for Final ARB 2/13/25. Final ARB approved 2/13/25. Awaiting BP submittal.	Brian	10	
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. CCC appeal period ended 10/21/2024. Final ARB on 2/13/2025. Awaiting revised plans with ARB comments for BP submittal.	Syndi	10	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
25-2337-SIGN	Goleta Signs for 700 Linden	700	Linden	New signage for Linden Square and individual signs for each tenants	Submitted 3/7/2025. Under Reivew. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. In Building Permt Plan Check.	Marysol	12	
24-2324-CDP/ADU	Chris & Renee Jaimes	588	Elm Avenue	New 527sf attached ADU & 219sf covered deck	Submitted 12/11/2024. Incomplete 1/8/2025. Director Approval 1/16/2025. BP#14676 submitted 2/27/2025.	Syndi	12	
24-2323	Carp-Summerland Fire	911	Walnut	Addition and interior remodel.	Submitted 11/27/24. Under Review. Incomplete 12/18/24. Complete 1/16/25. Director approval 3/04/25. Flan send 3/18/25. In plan check.	Brian	12	
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. Awaiting BP submittal. BP 14624 submitted 1/15/24, in plan check.	Brian	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. BP 14520 submitted 9/20/24, ready to issue.	Brian	12	
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. BP#14600 ready to issue 3/13/2025.	Syndi	12	Yes
24-2293-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Director approval 6/7/2024. Coastal Commission appeal period ended 7/9/2024. BP#14599 ready to issue 3/13/2025.	Syndi	12	Yes
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. Scheduled for PC 12/02/24. PC Approved 12/02/24. Plan send 12/17/24. Scheduled for Final ARB 1/16/25. Final ARB approval 1/16/25, awaiting BP submittal. BP 14660 submitted, in plan check.	Brian	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	
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. Final map submitted 11/26/24, under review. BP#14592 submitted 12/5/2024.	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	
23-2236-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	

23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
22-2183-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. BP#14682 submitted 3/4/2025. Final ARB 3/27/2025.	Syndi	12	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025. BP #14532 submitted 10/3/2024.	Syndi	12	
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. Building Permit submitted 11/7/2024, in plan check. Corrections back to applicant, pending response.	Marysol	12	
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. BP#14687 submitted 3/18/2025.	Syndi	12	

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

15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	
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. Final ARB approved 11/14/24. Awaiting BP submittal. In Plan check 4/1/25.	Brian	12	
25-2327-SIGN	Conejo Valley Signs	901-B	Linden	New signage for Haru Massage & Spa	Submitted 1/6/2025. Under review. Incomplete. Approved 3/10/2025. Building Permit Plan Check. Issued 3/19/2025, pending payment and pickup	Marysol	13	
24-2320-CDP/ADU	Barbara McNally	5511	Calle Ocho	Garage conversion and addition to create attached ADU.	Submitted 11/21/24. Under Review. Complete 12/19/24. Approved 1/07/25. BP 14590 submitted 12/05/24, in plan check. BP Issued 2/27/25.	Brian	13	
24-2319-CDP	Barbara McNally	5521	Calle Ocho	Addition to SFD	Submitted 11/21/24. Under Review. Complete 12/17/24. Approved 1/07/25. BP 14591 submitted 12/05/24, in plan check. BP Issued 2/27/25.	Brian	13	
23-2253-SIGN/ARB	Extra Space Storage	6250	Via Real	New illuminated monument sign	Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024. Director Approval 6/27/2024. Building Permit issued.	Marysol	13	
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. Final ARB on 7/11/2024. BP#14347 issued 3/13/2025.	Syndi	13	
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. Building Permit ready for pick up 11/21/2024	Marysol	13	

22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	13	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	13	
21-2094-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Construct new storage shed	Submitted 3/2/2021. Incomplete 4/1/21. Resubmitted 6/4/21. Complete 7/26/21. Director approved 7/29/21. FLAN sent 8/31/21. BP submitted 9/17/21. BP issued 12/16/21.	Nick	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
25-2330-FENCE	Carol Tokar	5630	Fiesta Drive	New fence-8'-9" max. height	Submitted 2/3/2025. Director Approval 2/6/2025. BP#14661 issued 3/12/2025.	Syndi	14	Yes
24-2322-SIGN	Fastsigns Ventura for Edward Jones	1145	Eugenia	Non-illuminated sign plate on an existing directory ground sign	Under review 11/25/2024. Approved 12/18/2024.	Marysol	14	
24-2316-SIGN	Sutter-Sansum Clinic	4806	Carpinteria Avenue	Replace existing signs with new signs, updated business name	Under review 11/7/2024. Incomplete. Approved 12/24/2024. Building Permit Plan Check. Building Permit Issued 2/18/2025.	Marysol	14	
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 issued 2/14/2025.	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	
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. BP#14586 issued 2/5/2025.	Syndi	14	Yes
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 issued 1/28/2025.	Syndi	14	
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. BP issued 2/13/25. Under construction.	Brian	14	

24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/24, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Brian	14	Yes
24-2284-CDP/ADU	Carolyn Friedman	5291	Cambridge Lane	New 400sf detached ADU	Submitted 2/28/2024. Director approved 3/28/2024. BP#14267 issued 7/17/2024. Under construction.	Syndi	14	
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. BP issued 7/24/24, under construction.	Brian	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	
24-2275-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	
24-2274-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	
24-2273-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 issued 2/19/2025.	Syndi	14	
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. BP issued 2/01/25, under construction.	Brian	14	
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 issued 2/24/2025.	Syndi	14	
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. BP Issued 1/30/25, under construction.	Brian	14	

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. BP#14267 issued 3/20/2025.	Syndi	14	Yes
23-2247-CDP	Laurie Stout	5556	Calle Arena	288 sf accessory building	Submitted 8/30/2022. Incomplete 9/25/2023. Resubmitted. Complete. Director approved 3/22/2024. Building Permit in plan check. Building Permit issued 7/25/2024. Under construction.	Marysol	14	
23-2238-SIGN	SuperSprings International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit issued 12/04/2023.	Marysol	14	
23-2230-CUP/CDP	Randy Pura & Aly Morita	761	Olive Avenue	Reconstruction of (e) legal non-conforming SFD.	Submitted 6/29/2023. Incomplete 7/27/2023. Resubmittal 8/23/2023. 2nd Incomplete 9/19/2023. Resubmittal 9/28/2023. Complete 9/29/2023. Approved by the PC on 11/6/2023. BP#13790-R1 issued 4/11/2024. 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	
23-2224-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	
23-2221-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. BP Issued 12/12/24, under construction.	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	
22-2185-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	
22-2184-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	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	14	
22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023. Under construction.	Syndi	14	
22-2169-SIGN	Carp Moon Café	4991	Carpinteria Avenue	New signs	Under review. Incomplete. Approved 8/25/2022. Building Permit issued 9/13/2022. Under construction, pending inspections,	Marysol	14	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2162-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. BP#14261 issued 12/19/2024.	Syndi	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	

22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
21-2126-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
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Pending inspection.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	
21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021. Resubmittals, pending corrections. Approved 8/17/2021. Building Permit issued. Pending inspection.	Marysol	14	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021. Pending inspection.	Marysol	14	
21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision approved 10/10/24, under construction.	Brian	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	

21-2082-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	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	
20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	

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

15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
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. CofO issued 2/3/2025.	Syndi	15	
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. CofO issued 12/20/2024.	Syndi	15	Yes

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. CofO issued 11/27/2024.	Syndi	15	
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. Final inspection 2/27/2025.	Syndi	15	
21-2134-SIGN	Carpinteria Business Park	4185, -88, -93	Carpinteria Avenue	Update existing signage of 4 tenants to meet the new sign program	Submitted 11/16/2021. Resubmittal under review for approval and building permit. Resubmittal pending. Resubmitted. Approved 4/19/2022. Building permit in plan check. Incomplete. Building Permit issued 6/23/2022. Extension request. Planning signed off. Pending Building & Safety sign off.	Marysol	15	
21-2086-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. Final 3/17/2025.	Syndi	15	
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 finalized 10/29/2024.	Syndi	15	
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 9/10/2024.	Syndi	15	

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. Temp (6 month) C of O issued 11/19/24.	Brian	15	
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 withdrawal, alternative project submittal pending.	Marysol	x	
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. EXPIRED 1/16/2025.	Syndi	X	

Last updated

4/2/2025 9:15

BUILDING PERMIT REPORT

03/01/2025 - 03/31/2025



Permit #	Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Permit Date	Code Compliance Violation	Fire Permit Required
14699	3/11/2025	004-005-007	1532 Linden Avenue	ARCHDIOCESE LA ED/WELF CORP	Roof mount PV solar system, 46.2 kw. REVISION #1: Revision for Permit #14104 Roof Mount 46.2kW PV Solar System: Solar Point of Connection was Supply Side now Load Side in Service Disconnect	148,000	Issued	3/26/2025		
14698	3/28/2025	003-103-010	1347 Cramer Circle	OLIVAS FAMILY TRUST 7/8/17	Tear off existing composition. Install Certainteed Landmark 30 year composition. Color like for like. 14 squares	14,430	Issued	3/26/2025		
14697	3/28/2025	003-103-010	1349 Cramer Circle	OLIVAS FAMILY TRUST 7/8/17	Tear off existing composition. Install Certainteed Landmark 30 year composition. Color like for like. 8 squares	8,490	Issued	3/26/2025		
14695	3/25/2025	003-292-005	744 Arbol Verde St	SILK KEVIN B/JAN MARIE	Replace (e) furnace in same closet location with LENNOX ML180UH 70,000 BTU 80% efficient up flow furnace in the closet. Replace 8 duct runs with R6 Flex.	14,000	Issued	3/25/2025		
14693	3/20/2025	004-104-014	5006 Pacific Village Drive	LEE, TSAI-WANG	Install a 240 v 40 amp Tesla Car charging station on exterior of residence next to the meter/main electrical panel.	6,000	Issued	3/20/2025		
14692	3/19/2025	004-015-068	1235 Franciscan Ct #4	SCHMITZ, BRUCE	Re-pipe water system with new Copper piping	12,500	Issued	3/19/2025		

14689	3/12/2025	001-400-046	5490 Granada Way	DINNING DAVID F/DIANE W	SOLAR APP APPROVAL SA20250312-7273-10-7-A • SYSTEM SIZE: 5.67KW DC, 11.5KW AC • MODULES: (14) JA SOLAR: JAM54S31-405/MR • INVERTERS: (1) TESLA: POWERWALL 3 1707000-XX-Y • POWER CONTROLLED SYSTEM (PCS) ENABLED EQUIPMENT INSTALLED, SEE PV-4.0 FOR INTERCONNECTION DETAILS	0	Issued	3/19/2025		
14688	3/18/2025	004-041-033	1155 Church Lane	PARDO, HERNANDO	Retrofit window replacement of 14 windows. No change to size or location.	11,900	Issued	3/18/2025		
14681	3/6/2025	001-070-057	1069 Casitas Pass Road # 105	CCP One LP/Carpinteria One LLC	Add a concrete pathway.	2,600	Issued	3/4/2025		
14675	3/4/2025	003-291-015	755 Calle Rey Mar	Jay Freeman	Tear off existing roof. Sheet roof with 7/16" OSB plywood. Install Certainteed Presidential shake 40 year composition 26 squares. Color like or like.	32,195	Issued	2/25/2025		
14664	3/18/2025	003-440-008	4900 Dorrance Way	ROBINSON, JEFFREY L TRUSTEE OF ROBINSON, JEFFREY L TRUST 12/16/99	Exploratory permit only: This permit is to determine the complete scope of work and submittal requirements for the as-built repairs. No other work permitted.	2,000	Issued	2/21/2025		
14661	3/11/2025	003-291-030	5630 Fiesta Dr	TOKAR, MARK S & CAROL SMITH TRUST 2012	As-built clear cedar wood fence, halo master psot, and continuous footing. Height varies	15,000	Issued	2/18/2025		
14647	3/13/2025	003-483-004	4949 Third Street	49 Squared, LLC	Mini split, ductless, 1.5 ton new installed in the backyard (2) air handlers. Eelectrical work under separate permit.	3,000	Issued	2/6/2025		
14636	3/5/2025	004-010-018	1476 Manzanita St	HIPPLE FAMILY TRUST	Add new Tesla wall connector, 65 feet away from electrical panel. Install to be right interior of garage.	2,385	Issued	1/30/2025		

14604	3/13/2025	003-313-001	700 Linden (Tenant Space)	CHT, LLC	SHOPKEEPERS: Interior alteration and tenant improvement to an existing 890 square foot commercial space. Minor framing, painting & addition of furnishings required for tenant uses. Modifications to mechanical and electrical. [700 Linden]	130,000	Issued	12/19/2024		Yes
14597	3/13/2025	003-313-001	776, 794 Linden Ave	CHT, LLC	DART COFFEE: Interior alteration and tenant improvement to an existing 1,428SF commercial space. Minor framing, painting & addition of furnishings required for tenant use. Modifications to mech, elec. & plumb. (PROJECT: 700 LINDEN ADAPTIVE REUSE PROJECT"21-2090-DP/CDP")	300,000	Issued	12/6/2024		
14347	3/13/2025	003-435-006	4788/4792 Dorrance	Bono/Pulido Family Trust 1/22/2018	An 823 SF remodel to (e) 1427 SF Single story Duplex. With an attached 354 SF Carport. To add a second sory addition of 371 SF and convert Carport to a garage. There will be Electrical. Mechanical, Plumbing, and Sitework.	320,000	Issued	6/11/2024		Yes
14104	3/11/2025	004-005-007	1532 Linden Avenue	ARCHDIOCESE LA ED/WELF CORP	Roof mount PV solar system, 46.2 kw. REVISION #1: Revision for Permit #14104 Roof Mount 46.2kW PV Solar System: Solar Point of Connection was Supply Side now Load Side in Service Disconnect	148,000	Issued	8/23/2023		
13907	3/4/2025	003-600-024	4686 Aragon Drive	Jazmin and Giacomo Lanariello	Remodel existing SFD; including living room, kitchen and primary En Suite.	35,000	Issued	3/6/2023		

Total Records: 19

4/1/2025