Planning Commission
Meeting Agenda

Monday, August 4, 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
David Allen, Chair
John Moyer, Vice-Chair
Glenn La Fevers
Jane L. Benefield
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

NEW PUBLIC HEARING

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

Review Procedure:

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

1) **Carpinteria Sanitary District Government Code Consistency Determination**
   Planner: Bret McNulty
   Applicant: Craig Murray, Carpinteria Sanitary District
   Project: 24-2313-GC
   Location: 500 block Olive Avenue

   Hearing at the request of the Carpinteria Sanitary District (CSD) to consider Project 24-2313-GC for a determination that a proposed street vacation of an

unimproved 1,800 square foot (20’ x 90’) portion of the public street right-of-way located in the 500 block of Olive Avenue, adjacent to APN 003-360-015, would be consistent with the City of Carpinteria General Plan/Coastal Land Use Plan, pursuant to Government Code §65402. The proposed street vacation would facilitate necessary modifications and improvements to the existing CSD wastewater treatment facility located at APN 003-360-015 in conjunction with the Carpinteria Valley Water District’s Carpinteria Advanced Purification Project (CAPP).

2) **Klentner Mixed Use Project Hotel Conversion Appeal**
Planner: Bret McNulty
Appellants: 1. Aaron Beaudoin; 2. Andrea Harrison & Robert Ruben Gonzalez; 3. Karen Aragaki
Applicant: Justin Klentner
Project: 23-2221-DPR/CDP
Location: 4745 Carpinteria Avenue

Hearing on the request: 1. Aaron Beaudoin; 2. Andrea Harrison and Robert Ruben Gonzalez; and 3. Karen Aragaki, to consider appeals of the Community Development Director’s decision to approve Project 23-2221-DPR/CDP (application filed May 5, 2025 by Justin Klentner) for a minor revision to a previously approved Development Plan and Coastal Development Permit to allow the conversion of 2,807 square feet of second floor commercial area into a six-unit hotel use within the mixed-use building currently under construction pursuant to the provisions of the Commercial Planned Development (CPD) zone district and Visitor-serving/Highway Commercial (V) overlay district; and to find that the Hotel Conversion is exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 of CEQA Guidelines. The application involves APN 003-251-021, addressed as 4745 Carpinteria Avenue.

3) **Coeler New Residence, 4949 Dorrance Way**
Planner: Syndi Souter
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Project: 23-2233-DP/CDP/ARB
Location: 4949 Dorrance Way

Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan and a Coastal Development Permit to: 1.) demolish an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and 2.) construct a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage

under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.68 – Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-440-026, addressed as 4949 Dorrance Way.

4) **Coeler New Residence, 4934 Dorrance Way**
Planner: Syndi Souter
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Project: 23-2234-DP/CDP/ARB
Location: 4934 Dorrance Way

Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan and a Coastal Development Permit to: 1.) demolish an existing 1,275 square-foot single-family residence and detached accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.68 – Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-440-010, addressed as 4934 Dorrance Way.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

5) City calendar for the month of August 2025

6) Planning Activity Report as of July 31, 2025

7) Building Permit Report as of July 31, 2025

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY SEPTEMBER 2, 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 Thursday, July 31, 2025 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 4, 2025

ITEM FOR CONSIDERATION

Carpinteria Sanitary District
Government Code §65402 Consistency Determination

Project 24-2313-GC

Hearing on the request of the Carpinteria Sanitary District (CSD) to consider Project 24-2313-GC for a determination that CSD's acquisition of a permanent vacation of approximately 1,800 square feet of an unimproved portion of City of Carpinteria-owned Olive Avenue Right of Way for the purposes of accommodating the construction of a protective flood wall around existing CSD electrical equipment and proposed new electrical equipment in the same location to support construction and operation of the Advanced Water Purification Facility (AWPF) component of the Carpinteria Advanced Purification Project (CAPP), would be consistent with the City's General Plan/Coastal Land Use Plan. This portion of land is identified on Assessor Map 003-037 as the Olive Avenue Right of Way and located adjacent to the existing CSD facilities at 5300 Sixth Street, and is zoned Public Utility (UT) district.

Report prepared by: Bret McNulty, Principal Planner
Community Development Department

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Applicant: Carpinteria Sanitary District (CSD)

Project Location: Unimproved 500 block of Olive Avenue

Assessor Map: 003-037 Right of Way

Zoning Designation: Public Utility (UT)

General Plan Designation: Public Facility (PF)



I. RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt the attached Resolution No. PC-25-007 (Attachment B), thereby determining that CSD's acquisition of a permanent vacation of approximately 1,800 square feet of the City-owned Olive Avenue Right of Way for the purposes of constructing a protective flood wall and new electrical equipment to support construction and operation of the Advanced Water Purification Facility (AWPF) component of the Carpinteria Advanced Purification Project (CAPP) on the property identified on Assessor Map 003-037 as the Olive Avenue Right of Way, would be consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria pursuant to Government Code §65402; and
2. Adopt the findings for consistency shown in Attachment B, Exhibit 1; and
3. Accept and direct staff to file the CEQA Notice of Exemption shown in Attachment C; and
4. Transmit the Consistency Report shown in Attachment D to the City Council as required by Government Code §65402.

This staff report and the subsequent letter reflecting the Planning Commission's action shall constitute the required report.

II. PROPOSED PROJECT DESCRIPTION

Government Code §65402 General Plan Conformity Determination

The Carpinteria Sanitary District (CSD) requests that the Planning Commission determine that the CSD's proposed acquisition of a permanent vacation of approximately 1,800 square feet (90 feet long by 20 feet wide) of unimproved City-owned Olive Avenue public right-of-way for the purposes of constructing a protective flood wall to protect existing equipment and adding new electrical equipment to support construction and operation of the Advanced Water Purification Facility (AWPF) component of the Carpinteria Advanced Purification Project (CAPP) be found consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria pursuant to Government Code §65402.

The subject portion of public right-of-way is located immediately adjacent to the CSD facilities at 5300 Sixth Street, and is zoned Public Utility (UT) zone district. The unimproved property is identified as the Olive Avenue Right of Way on Assessor Map 003-037, owned by the City of Carpinteria.

The formal written request from CSD is provided as Attachment A, and includes a description of the purpose and need for the requested vacation, and exhibits depicting the location and extent of the requested street vacation.

III. BACKGROUND

General Plan Conformity Determination

Section 65402 of the California Government Code requires Planning Commission review prior to any acquisition, disposition, vacation, or abandonment of any real property by the City. The Planning Commission is required to determine and report to the City Council as to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the City's General Plan/Coastal Land Use Plan.

Carpinteria Advanced Water Purification Project (CAPP), 24-2313-CUP/CDP

The requested acquisition of a permanent street vacation is related to a pending Conditional Use Permit and Coastal Development Permit (CUP/CDP) application (Project 24-2313-CUP/CDP) proposed by the Carpinteria Valley Water District (CVWD) in partnership with the CSD to construct and operate the Carpinteria Advanced Purification Project (CAPP).

The CAPP consists of the construction of a new advanced water purification facility (AWPF) at the CSD's existing wastewater treatment facility located at 5300 Sixth Street. The AWPF would further treat the effluent from the wastewater treatment facility and the produced purified water would be conveyed by a new pipeline system and two new injection wells to replenish the Carpinteria Valley Groundwater Basin Aquifer (Basin). After the project is completed, the CVWD would be able to extract the purified groundwater from the Basin to augment their municipal water supply. The CAPP would provide an indirect potable reuse system that is intended to enhance the Carpinteria Groundwater Basin's water supply reliability and to reduce drought vulnerability. As part of the overall project, new groundwater monitoring wells would be developed and used to monitor groundwater elevations and water quality within the Carpinteria Groundwater Basin.

Acquiring the permanent street vacation would facilitate the construction of a new protective flood wall to enclose and protect the CSD's existing electrical equipment already located within the City's Olive Avenue Right of Way, and adding new electrical equipment in the same location to support construction and operation of the AWPF. The vacation would be made a condition of approval of the pending CUP/CDP application to be completed prior to initiation of construction. The terms of the vacation would be subject to negotiations between the City and CSD. However, prior to the City taking action on the pending CUP/CDP application or entering into any vacation negotiations with CSD, the City must find that the granting of such a vacation, involving real property owned by the City, would be consistent with the City's General Plan/Coastal Land Use Plan.

IV. ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA), the proposed General Plan conformity determination does not constitute a "project" for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines §15061(b)(3) and §15378(b)(5).). The proposed determination simply fulfills the City's obligation under Government Code §65402 to find land acquisitions in conformance with the General Plan. Any subsequent improvements to the property will be separately examined in accordance with CEQA. A CEQA Notice of Exemption is provided as Attachment C.

V. ANALYSIS

California Streets and Highways Code

The Streets and Highways Code (SHC), Division 9. Change of Grade and Vacation, Part 3. Public Streets, Highways, and Service Easements Vacation Law, provides the necessary general provisions and procedures for vacation of streets, highways, and public service easements. Consistent with the provisions of the SHC, if the proposed vacation is within an area for which a General Plan is adopted by a local agency, the legislative body of the public entity shall consider the General Plan (i.e., Govt. Code § 65402 Consistency Determination) prior to vacating any street, highway, or public service easement. (CA Streets & Hwys. Code § 8313)

General Plan/Coastal Land Use Plan Policies

The acquisition of the described vacation can be found to be consistent with the following General Plan/Coastal Land Use Plan policies:

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

The requested vacation would transfer a 20-foot by 90-foot portion of the unimproved Olive Avenue public right-of-way located along the northeast boundary of the existing CSD treatment plant to the CSD to help facilitate construction of necessary improvements to the AWPF as part of the larger CAPP. The CSD's existing electrical transformer and main electrical switchgear for the wastewater treatment plant are currently located within this portion of the Olive Avenue right-of-way and are outside the CSD's existing protective floodwall. The requested vacation would grant ownership of this 1,800 square foot area to the CSD and provide sufficient area to construct new electrical switchgear and transformer needed to support the operation of the AWPF facilities within the existing CSD treatment plant. The CSD also seeks to modify their existing protective floodwall to enclose this area within an expanded floodwall and protect critical electrical utilities and infrastructure for the plant's operations from future flooding impacts.

The right-of-way area in question is currently unimproved and not utilized for public road or access purposes (excepting the existing CSD electrical utility infrastructure in this area). Granting the requested street vacation in order to provide the necessary area and amenities to support the CAPP would help to ensure that the CVWD can continue to meet the potable water demands of current and future development within the CVWD service area, including but not limited to, the City of Carpinteria. As such, the requested vacation can be found consistent with this Policy.

Objective OSC-10: *Conserve all water resources, and protect the quality of water.*

OSC-10-Implementation Policy 46: *Work with the Carpinteria Valley Water District to implement the Carpinteria Groundwater Management Plan.*

Objective PF-1: *To ensure the provision of adequate water supplies by minimizing consumption and investigating new sources either in existing supply or outside existing sources.*

Policy PF-1a: *The City shall encourage reclamation and groundwater recharge programs (projects) where appropriate.*

Policy PF-1b: *The City in conjunction with the Carpinteria Valley Water District will establish a database of the most current water resource information and monitor/maintain this baseline data. Further, all development shall comply with the Districts water resource management policies.*

Objective PF-2: *Ensure adequate service systems for the transmission, treatment and disposal of sewage and wastewater generated within this area as well as the disposal of trash, green waste, and recyclable material.*

Policy PF-2b: *The City will maintain open communication with the CSD and coordinate development evaluation as related to this critical service.*

The requested street vacation and granting of the 1,800 square foot area to the CSD would facilitate the construction of the new electrical switchgear and transformer, and allow the enclosure of the new and existing electrical utility infrastructure within an expanded protective floodwall, in support of the existing wastewater treatment facilities and the new AWPF to support the future operation of CAPP related facilities. The proposed new AWPF facilities would utilize advanced water purification techniques to treat and recycle up to 1 million gallons of treated wastewater per day and re-inject the purified water back into the Carpinteria Groundwater Basin for future potable water reuse. Facilitating the completion of the CAPP helps to support the ongoing sustainability of the Carpinteria Groundwater Basin and helps to ensure a reliable potable water supply for current and future development within the CVWD service area.

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

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

Policy S-4b: *The development of critical facilities within the 100-year floodplain should be discouraged.*

The existing CSD wastewater treatment plant is located within the 100-year floodplain according to current FEMA Flood Insurance Rate Map (FIRM) for the area. Relocating the existing CSD facility to a less flood prone area is not feasible at this time, however the existing treatment plant has been enclosed within a protective floodwall to protect critical infrastructure from flood damages.

Granting the requested street vacation and allowing the expansion of the existing floodwall to enclose the existing and new electrical infrastructure facilities located in this area of the Olive Avenue right-of-way would help to further protect critical utility infrastructure necessary for the safe and ongoing operation of wastewater treatment and CAPP facilities from the potential impacts of future flood events. As such, granting of a street vacation to facilitate the described AWPF project would help to achieve the intent of the above-listed Objective and Policies, and can therefore be found consistent.

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

Policy C-3b: *Apply the street improvement and right-of-way standards established herein to new street development in the City except where:*

- *Alternative standards have been adopted by the City through an applicable Specific Plan or similar implementation tool; or*
- *The City determines that development of an infill site makes application of the standards inappropriate; and*
- *It has been found by the City that use of the alternative street right-of-way and/or improvement standard will provide safe and efficient circulation, orderly transition as well as an aesthetically pleasing urban form.*

The portion of the Olive Avenue right-of-way that is the subject of this report is unimproved and undeveloped (with the exception of the existing CSD electrical utility infrastructure). There are no present plans to extend or improve this right-of-way beyond the limit of existing improvements at this time (the southerly continuation of the Olive Avenue right-of-way was previously abandoned and deeded to adjacent property owners to facilitate the construction of the existing CSD treatment plant and a multifamily residential development, the Palm Avenue Lofts).

Nevertheless, the properties immediately west-northwest of the Olive Avenue right-of-way in this location are privately-owned (currently under singular ownership), designated for residential land uses, and are largely undeveloped. There is the potential that these properties could be subject to a future infill development project in which case improvements to and/or extension of the Olive Avenue right-of-way could be necessary to serve new development on the adjoining properties. In order to preserve access to the properties in question, the CSD has requested the street vacation of only the easterly half of the 40-foot-wide Olive Avenue right-of-way, leaving the remaining westerly 20-foot by 90-foot portion of the Olive Avenue right-of-way available for future public road improvements and/or utility routing, as needed, to serve the adjoining parcels. Given the unique setting and location of these lots at the terminus of the Olive Avenue right-of-way, the City Engineer has determined that the remaining 20-foot right-of-way width would remain sufficient to serve the adjoining private property.

VI. ACTION OPTIONS

1. Adopt Resolution No. PC-25-007, thereby determining that the CSD acquisition of a permanent vacation of a 90 foot by 20-foot section of the City's Olive Avenue right-of-way for the construction of necessary improvements in support of the operation of the CAPP is consistent with the City's General Plan/Coastal Land Use Plan; adopting the Findings in Attachment, B, Exhibit 1; and accepting the CEQA Exemption (Attachment C). (staff's recommendation)

2. Provide other direction to staff on the General Plan conformity determination.

VII. ATTACHMENTS

Attachment A – CSD Request for Government Code §65402 General Plan Conformity Determination (with attachment)
Attachment B – Resolution No. PC-25-007
Exhibit 1 Findings for Consistency
Attachment C – CEQA Notice of Exemption
Attachment D – Transmittal Report to City Council

Attachment A

CSD Request for Government Code §65402 General Plan Conformity Determination

CSD Electrical Equipment and Flood Wall Enclosure
Government Code §65402 General Plan Conformity Determination
Project 24-2313-GC

PC Hearing, August 4, 2025

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

July 16, 2025

Nick Bobroff
Community Development
Director City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93001

RE: Request for Determination of Conformance with Ca. Gov. Code Section 65402(a) for proposed Street Vacation in the City of Carpinteria

Dear Mr. Bobroff,

The Carpinteria Valley Water District is undertaking the Carpinteria Advanced Purification Project in the City of Carpinteria ("Project"). The Project includes an Advanced Water Purification Facility, purified water conveyance pipelines and injection wells for water storage in the groundwater basin. The Project will provide up to 1.3 million gallons of water per day for storage and reuse in the Carpinteria Valley Groundwater Basin. The Carpinteria Sanitary District ("CSD") is a partner in the Project and is undertaking necessary modifications and improvements to existing CSD facilities located at APN: 033-360-015. This planned improvement will require a small portion of adjacent Olive Avenue City street right of way that is not currently in use for public roadway purposes and is unimproved. The CSD's existing SCE transformer and main electrical switchgear for the wastewater plant are in this area, which is outside the CSD's existing floodwall. Project improvements include new electrical switchgear and transformer in the same general area, enclosing all SCE facilities within the existing flood wall, and adding a passive flood gate to the entrance to mitigate impacts from future flood events for both the existing CSD facilities and the proposed Project.

This letter is requesting a determination from the City's Planning Commission as to whether the proposed Public Street Vacation is, or is not, in conformance with the City of Carpinteria's adopted general plan. The General Plan conformity determination process (i.e. Government Code Sec. 65402) will be administered by the City's Community Development Department. Thereafter, the City's Public Works Department would undertake the street vacation process through the legal procedural requirements of the Streets and Highways Code Section 8320 et seq. (General Vacation Procedure).

LOCATION: The proposed street vacation area is located on an unimproved portion of Olive Avenue adjacent to APN: 033-360-015 in the City of Carpinteria. An Exhibit Map is included in page 3 of this letter showing the subject area and a photo overlay is shown on page 4 of this letter.

EXTENT: The proposed street vacation area is 1,800 square feet in size and is shown on the Exhibit attached with this letter. After the public street vacation is complete, the CSD would use this area for necessary improvements to their adjacent facilities.

PURPOSE: The Carpinteria Sanitary District ("CSD") is undertaking necessary modifications and improvements to existing CSD facilities located at APN: 033-360-015 in conjunction with the Carpinteria Valley Water District's Advanced Purification Project.

GENERAL PLAN & ZONING: The subject property is designated as public street right of way.

Thank you for your consideration of this matter and feel free to contact me at 805.684.7214 x112 or by email at: craigm@carpsan.com.

Sincerely,

Craig Murray, P.E.
General Manager
Carpinteria Sanitary District
5300 Sixth Street
Carpinteria, CA 93013

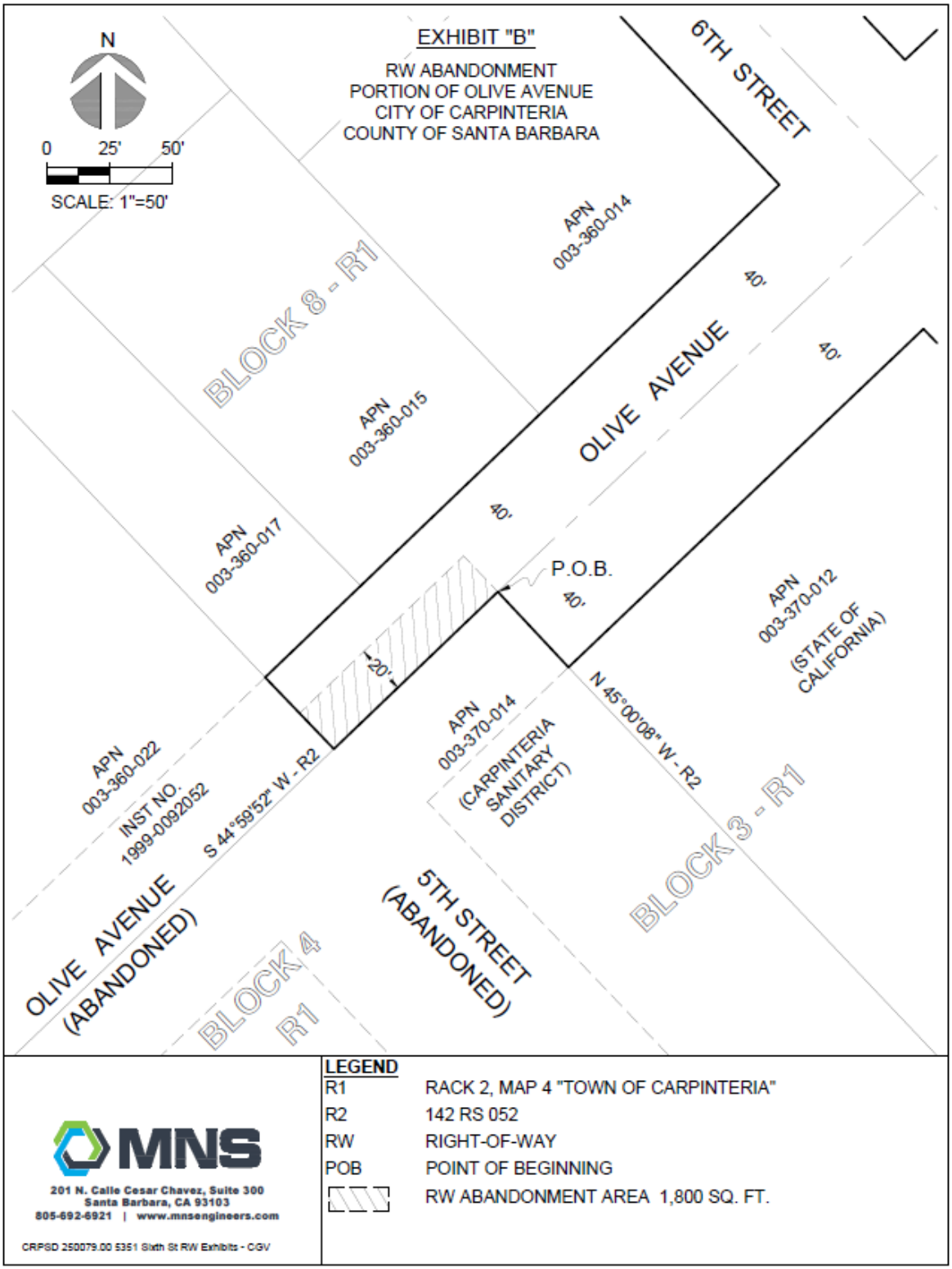

EXHIBIT "B"
RW ABANDONMENT
PORTION OF OLIVE AVENUE
CITY OF CARPINTERIA
COUNTY OF SANTA BARBARA
N
0 25' 50'
SCALE: 1"=50'
6TH STREET
APN 003-360-014
BLOCK 8 - R1
APN 003-360-015
OLIVE AVENUE
40'
40'
40'
APN 003-360-017
P.O.B.
20'
40'
APN 003-370-012 (STATE OF CALIFORNIA)
APN 003-360-022 INST NO. 1999-0092052
S 44°59'52" W - R2
APN 003-370-014 (CARPINTERIA SANITARY DISTRICT)
N 45°00'08" W - R2
BLOCK 3 - R1
OLIVE AVENUE (ABANDONED)
BLOCK 4 R1
5TH STREET (ABANDONED)
LEGEND
R1 RACK 2, MAP 4 "TOWN OF CARPINTERIA"
R2 142 RS 052
RW RIGHT-OF-WAY
POB POINT OF BEGINNING
RW ABANDONMENT AREA 1,800 SQ. FT.
MNS
201 N. Calle Cesar Chavez, Suite 300
Santa Barbara, CA 93103
805-692-6921 | www.mnsengineers.com
CRPSD 250079.00 5351 Sixth St RW Exhibits - CGV

Photo Overlay of Olive Avenue Street Vacation Area



Attachment B

Resolution No. PC-25-007

CSD Electrical Equipment and Flood Wall Enclosure
Government Code §65402 General Plan Conformity Determination
Project 24-2313-GC

PC Hearing, August 4, 2025

RESOLUTION NO. PC-25-007

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION, REPORTING THAT GRANTING OF A STREET VACATION OF AN UNIMPROVED 1,800 SQUARE FOOT PORTION OF THE CITY-OWNED OLIVE AVENUE PUBLIC RIGHT-OF-WAY TO THE CARPINTERIA SANITARY DISTRICT FOR THE PURPOSES OF FACILITATING CONSTRUCTION OF A PROTECTIVE FLOOD WALL AND NEW ELECTRICAL EQUIPMENT TO SUPPORT THE CONSTRUCTION AND OPERATION OF THE CARPINTERIA ADVANCED WATER PURIFICATION FACILITY (AWPF) COMPONENT OF THE CARPINTERIA ADVANCED PURIFICATION PROJECT (CAPP), IS IN CONFORMANCE WITH THE CITY OF CARPINTERIA GENERAL PLAN/COASTAL LAND USE PLAN PURSUANT TO §65402 OF THE GOVERNMENT CODE

REQUESTED BY THE CARPINTERIA SANITARY DISTRICT

WHEREAS, the City of Carpinteria General Plan/Coastal Land Use Plan is a comprehensive long-term plan that guides land use and physical development of the geographic area of the incorporated City of Carpinteria; and

WHEREAS, the General Plan/Coastal Land Use Plan provides policy direction regarding land uses that are intended to serve the community based on the buildout of the community as anticipated by the General Plan/Coastal Land Use Plan; and

WHEREAS, the City has the ability to acquire, dispose of, vacate or abandon real property in conformance with its General Plan/Coastal Land Use Plan; and

WHEREAS, Government Code §65402(a) requires that no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, until the location, purposes, and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to the conformity with the General Plan/Coastal Land Use Plan; and

WHEREAS, the City of Carpinteria Planning Commission has considered a written request for a Government Code §65402 General Plan Conformity Determination filed by the Carpinteria Sanitary District (CSD) on July16, 2025 for the granting of a street vacation of an unimproved 1,800 square foot portion of the City-owned Olive Avenue Right of Way located immediately adjacent to the CSD wastewater treatment facility for the purposes of facilitating the construction of a protective flood wall and new electrical equipment to support the construction and operation of the AWPF component of the CAPP; and

WHEREAS, consistent with the requirements of Government Code §65402, the request has been scheduled to be considered by the City of Carpinteria Planning Commission within 40 days of receipt of the request; and

WHEREAS, the Planning Commission has conducted a public hearing and considered the entire administrative record, including the staff report and oral and written testimony from interested persons; and

WHEREAS, the City has determined that the Government Code §65402 General Plan Conformity Determination is statutorily exempt from the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, the Planning Commission has reviewed the location, purpose, and extent of the requested street vacation for conformity with the policies of the General Plan/Coastal Land Use Plan that are relevant to the General Plan Conformity Determination.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. Pursuant to Government Code §65402, the Planning Commission has evaluated the location, purpose, and extent of the requested street vacation within the City-owned Olive Avenue Right of Way, and finds that the location, purpose, and extent of the requested street vacation conforms to the General Plan/Coastal Land Use Plan. The Planning Commission hereby directs staff to report this finding to the City Council.

PASSED, APPROVED AND ADOPTED this 4th day of August 2025, by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER:

_____
David Allen, 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 4th day of August, 2025.

Attachment B

Exhibit 1: Findings for Consistency

CSD Electrical Equipment and Flood Wall Enclosure
Government Code §65402 General Plan Conformity Determination
Project 24-2313-GC

PC Hearing, August 4, 2025

ATTACHMENT B: FINDINGS FOR CONSISTENCY

PLANNING COMMISSION HEARING
CARPINTERIA SANITARY DISTRICT
CARPINTERIA ADVANCED PURIFICATION PROJECT
FLOOD WALL AND ELECTRICAL UPGRADES
§65402 GOVERNMENT CODE CONSISTENCY DETERMINATION
PROJECT 24-2313-GC
August 4, 2025

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 California Government Code §65402, it has been found that the process for public review of the subject §65402 Government Code Consistency Determination has been properly conducted as follows:

a. A written request for a General Plan Conformity Determination was submitted on July 16, 2025 and scheduled for consideration by the Planning Commission within 40 days of receipt of the request. Said request and all related material have been available for public review at City offices since the date of submittal.

b. The request has been evaluated and found to be consistent with the City's General Plan/Coastal Land Use Plan.

c. The request 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 affected property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), the requested General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines §15061(b)(3) and §15378(b)(5).). The proposed determination simply fulfills the City's obligation under Government Code §65402 to find land acquisitions or dispositions in conformance with the General Plan/Coastal Land Use Plan. Any subsequent improvements to the property will be separately examined in accordance with CEQA.

1.3 General Plan Conformity Determination

Pursuant to §65402 of the Government Code, the Planning Commission has evaluated the location, purpose, and extent of the granting of a permanent vacation of a section of the land described as the Olive Avenue right-of-way in Assessor Map Book Page 003-36, and finds the location, purpose and extent of the requested street vacation conforms to the General Plan/Coastal Land Use Plan, which supports efforts to conserve the Carpinteria Valley's groundwater resources.

Attachment C

CEQA Notice of Exemption

CSD Electrical Equipment and Flood Wall Enclosure
Government Code §65402 General Plan Conformity Determination
Project 24-2313-GC

PC Hearing, August 4, 2025

Print Form

Notice of Exemption

Appendix E

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

County Clerk
County of: Santa Barbara
105 E Anapamu St
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: CSD Gov. Code Sec. 65402 Consistency Determination / Project 22-2313-GC

Project Applicant: Carpinteria Sanitary District

Project Location - Specific:

1,800 sf portion of land located in the Olive Ave. Right of way as shown on AP 003-037

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Government Code Sec. 65402 Consistency Determination to find that the granting of vacation of a 1,800 sq. ft. portion of land identified on Assessor Map 003-037 as the within City-owned Olive Ave right-of-way conforms to the City's General Plan/Coastal Land Use Plan.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carpinteria Sanitary District

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: _____
- ☒ Statutory Exemptions. State code number: 15061(b)(3) & 15378(b)(5)

Reasons why project is exempt:

General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA. Determination will not result in direct or indirect physical changes to the environment and there is no possibility it will have a significant effect on the environment.

Lead Agency Contact Person: Bret McNulty, Principal Planner Area Code/Telephone/Extension: 805-755-4414

If filed by applicant:

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

Signature: Bret K. McNulty Date: 08/04/2025 Title: Principal Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

Attachment D

Transmittal Report to City Council

CSD Electrical Equipment and Flood Wall Enclosure
Government Code §65402 General Plan Conformity Determination
Project 24-2313-GC

PC Hearing, August 4, 2025

CITY of CARPINTERIA, CALIFORNIA

August 4, 2025

Honorable Carpinteria City Council
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: Carpinteria Sanitary District Request for Permanent vacation of Right of Way for a Flood Wall Enclosure for new and existing Electrical Equipment in support of the Carpinteria Advanced Purification Project
Government Code §65402 General Plan Conformity Determination
Project 24-2313-GC

Dear Councilmembers:

On August 4, 2025, the Planning Commission took action on the following item:

Hearing on the request of the Carpinteria Sanitary District (CSD) to consider Project 24-2313-GC for a determination that CSD's acquisition of a permanent street right of way vacation of approximately 1,800 square feet of an unimproved portion of City of Carpinteria-owned Olive Avenue Right of Way for the purposes of accommodating the construction of a protective flood wall around existing CSD electrical equipment and proposed new electrical equipment in the same location to support construction and operation of the Advanced Water Purification Facility (AWPF) component of the Carpinteria Advanced Purification Project (CAPP), would be consistent with the City's General Plan/Coastal Land Use Plan. This portion of land is identified on Assessor Map 003-037 as the Olive Avenue Right of Way and located adjacent to the existing CSD facilities at 5300 Sixth Street, and is zoned Public Utility (UT) district.

The Planning Commission voted 5-0 to adopt Resolution No. PC-25-007, determining that the granting of a permanent vacation of approximately 1,800 square foot portion of the Olive Avenue Right of Way to the Carpinteria Sanitary District for the construction of a protective flood wall to enclose existing and new electrical equipment in support the AWPF component of the CAPP is consistent with the General Plan/Coastal Plan of the City of Carpinteria.

Pursuant to the California Environmental Quality Act (CEQA), a Notice of Exemption was filed for the right of way vacation (CEQA Guidelines §15061(b)(3) and §15378(b)(5)). The determination simply fulfills the City's obligation under Government Code §65402 to find land acquisitions in conformance with the General Plan. Any subsequent improvements will be separately reviewed in accordance with CEQA.

Should you have any questions or need further information regarding this matter, please call me at (805) 755-4407, or email at: nickb@carpinteriaca.gov

Sincerely,

Nick Bobroff
Community Development Director

cc: Carpinteria Sanitary District

Attachments: Adopted Resolution No. PC-25-007; and
Planning Commission Staff Report dated August 4, 2025

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: August 4, 2025

ITEM FOR CONSIDERATION

Klentner Mixed Use Project Hotel Conversion Appeal
4745 Carpinteria Avenue
PROJECT 23-2221-DPR/CDP

Consideration of appeals of the Community Development Director's decision to approve Project 23-2221-DPR/CDP for a minor revision to a previously-approved Development Plan and Coastal Development Permit to allow the conversion of 2,807 square feet of second floor commercial area into a six-unit hotel use within a mixed-use building currently under construction. Appeals filed by: 1. Aaron Beaudoin; 2. Andrea Harrison and Robert Ruben Gonzalez; and 3. Karen Aragaki, respectively.

Report prepared by: Bret McNulty, Principal Planner
Community Development Department

Bret K. McNulty
SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owner/Applicant: Justin Klentner

Agent: Michael Stroh, DMHA Architects

Appellants: Aaron Beaudoin; Andrea Harrison & Robert Ruben Gonzalez; Karen Aragaki

Project Location: 4745 Carpinteria Avenue

APN: 003-251-021

Zoning: Commercial Planned Development (CPD) & Visitor-serving/Highway Commercial (V) overlay

General Plan Designation: Visitor-serving Commercial (VC)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-25-004 (Attachment A), thereby denying the appeals of the Klentner Mixed-Use Project Hotel Conversion, and affirming the Community Development Director's decision to approve a minor revision to the previously-approved Development Plan and Coastal Development Permit to allow the conversion of 2,807 square feet of second floor commercial area into a 6-unit hotel use within the mixed-use development currently under construction located at 4745 Carpinteria Avenue; and to find that the Hotel Conversion is exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 of the CEQA Guidelines.

II. PROPOSED PROJECT DESCRIPTION

Development Plan Revision

The proposed Development Plan Revision would allow 2,807 square feet of second floor commercial area within the previously-approved mixed-use development to be converted into a six-unit hotel use. The new hotel use would be comprised of: one (1) one-bedroom unit totaling 691 square feet; and five (5) studio units totaling 2,116 square feet (approximately 423 square feet each). Each hotel unit would include a full bathroom and kitchenette. The hotel would be staffed by one (1) on-call manager living onsite. The hotel manager's apartment unit would be located immediately adjacent to the hotel rooms. No additional onsite employee housing is proposed.

The project would not result in any changes to the number of previously-approved dwelling units or parking spaces provided in the mixed-use development; nor does the proposed revision trigger any exterior changes to the previously-approved building design.

Coastal Development Permit

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

Proposed plans are attached as Attachment A, Exhibit 1.

III. CONSIDERATION OF APPEAL

Appeal Applications

On June 6, 2025, the Community Development Director approved a minor revision to the previously-approved Development Plan and Coastal Development Permit to allow the conversion of a second floor commercial area into a six-unit hotel use, as described above. Pursuant to Carpinteria Municipal Code (CMC) § 14.78.030, the Community Development Director's decision was subject to a 10-day appeal period. Mailed notification of the Director's decision and the timeframe to accept an appeal was provided to property owners within 300 feet, and occupants within 100 feet, of the project location, consistent with the City's noticing requirements. (CMC § 14.76.010.) Prior to the close of the appeal period on June 16, 2025 at 5:00 p.m., Aaron Beaudoin; Andrea Harrison and Robert Ruben Gonzalez; and Karen Aragaki submitted separate written appeal applications to the City. The filed appeal applications and supporting documentation are provided as Attachment B, Exhibits 1- 3.

Standard of Review

Carpinteria Municipal Code §14.78.030 provides that consideration of an appeal of the Community Development Director's decision by the Planning Commission shall be limited to considering the appeal, and voting to approve, conditionally approve, or deny the appeal. The CMC provides that the appellant(s) shall state in writing the scope of the appeal and state officially wherein the decision of the Community Development Director is not in accord with the purposes of the title, or wherein it is claimed that there was an error or abuse of discretion. (CMC § 14.78.030(2).)

Upon the filing of an appeal, the Community Development Department shall transmit to the Planning Commission copies of the permit application, including all maps and data, and a statement from the Community Development Director setting forth the reasons for the decision. For appeals subject to the Coastal Appeals Overlay, the Planning Commission shall consider the appeal at a public hearing.

IV. BACKGROUND

Site Characteristics and Setting

The 0.87-acre (38,053 square feet) site is located at the western edge of the City's downtown core on Carpinteria Avenue. The project site is defined as a "through lot" with street frontages along both Carpinteria Avenue (to the front) and Ninth Street (to the rear). The project site is bordered by the Franklin Creek channel along its western boundary. To the east, the project site is adjacent to a commercial property (Pacific Auto Body) along the Carpinteria Avenue frontage, and a multi-family apartment complex (4760 Ninth Street) along the Ninth Street frontage. To the north, across Carpinteria Avenue from the subject property sits a pair of smaller multi-family residential developments, and the entrance to the "All Around Irrigation" commercial property. To the south, across Ninth Street, sits half of the Arbor Trailer Park development and a two-unit apartment development (4751/4755 Ninth Street). The other half of the Arbor Trailer Park is located across Franklin Creek from the subject property.

Presently, the project site is under construction for the recently-approved mixed-use development (described below). Prior to that, the site was occupied and used by "Sun Coast Rentals" as an equipment rental business and storage yard.

The project site has a mix of land use and zoning designations: The site is split-designated Visitor-serving Commercial ("VC") and General Commercial ("GC") on the City's General Plan/Coastal Plan Land Use Map (see Figure 1, below), with the VC designated approximately one-third of the property located along the Carpinteria Avenue frontage and the remaining GC-designated portion of the property located on the remaining southerly two-thirds of the property. The property is identified in the Community Design Element of the General Plan/Coastal Land Use Plan as being located within Community Design Subarea 2a: the Downtown Core District.

Figure 1. Land Use Designations

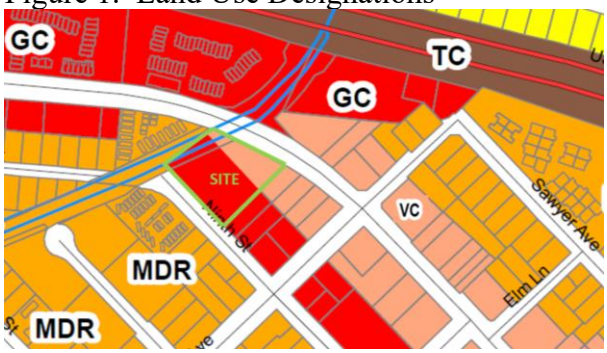


Figure 2. Zoning Designations



The property is also split-zoned: the majority (approximately eighty percent) of the property is zoned Commercial Planned Development ("CPD"), however the southeastern corner of the property along Ninth Street and adjacent a multi-family residential development is zoned Planned Residential Development ("PRD-13") (see Figure 2, above). The property is also subject to the following overlay districts: 1.) Visitor-serving Commercial ("V") Overlay for the portion of the property designated VC on the land use map; 2.) Flood Hazard ("FH") Overlay due to the property's location within the 100-year floodplain (zone AE) according to current Federal Emergency Management Agency ("FEMA") flood insurance rate map ("FIRM") for the area; and 3.) Coastal Appeals ("CA") Overlay due to the property's adjacency to Franklin Creek and its location within the California Coastal Commission's ("CCC") appeals jurisdictional area.

Project History

The approved Development Plan and Coastal Development Permit for the Klentner Mixed-Use project allows for the construction of 24-unit 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. The 24-unit apartment complex is comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom "townhome" units facing Ninth Street. The two-story commercial building is located along the property's Carpinteria Avenue frontage and contains a ground-level commercial space of 1,303 square feet and an upper-level commercial space of 2,741 square feet, and was designed to be divided up into smaller individual leasable spaces to meet future tenant needs. The ground-level parking podium contains 53 parking spaces to serve both the commercial and residential elements of the project. The project utilized State Density Bonus Law and set aside three income-restricted units (2 low-income and 1 very-low income) in exchange for a density bonus of six additional units, and use of incentives/concessions and waivers from local development standards related to building height, lot coverage and parking.

The mixed-use development was approved by the Planning Commission on February 5, 2024. Following the Planning Commission's action on the project, the City Council appealed the project to themselves, citing neighbor concerns and broader policy consistency considerations. The Council heard the appeal on March 26, 2024 and voted unanimously to approve the project subject to adopted project conditions of approval. Without the filing of any further appeals, the City Council's action became final following the end of the CCC appeal period on April 16, 2024.

Building Permits were issued on December 12, 2024. The project is presently under construction. A copy of the City Council Action Letter and adopted Resolution (with exhibits) are included as Attachment C.

Hotel Conversion Minor Revision

In spring 2025, the project applicant initially approached City staff with a proposal to convert the approved second floor commercial area into additional residential units. The applicant inquired about converting the subject area into six Accessory Dwelling Units (ADUs), however, based on staff's reading of state and local ADU regulations, the commercial area(s) of a mixed-use building were not eligible for conversion to ADUs. Instead, staff advised the applicant regarding alternative options that would be consistent with the applicable code including seeking an amendment to the approved project to set aside additional dwelling units as low-income restricted units in exchange for qualifying for a larger density bonus under the provisions of State Density Bonus Law in order to accommodate the desired six additional dwelling units. The City staff also reminded the applicant that the second floor commercial areas were not limited to only office or retail uses, and he was thus encouraged to consider the full range of commercial uses permissible under the site's CPD zoning and V overlay in the event there were other viable commercial use options that would meet his needs.

The applicant opted instead to submit a Development Plan Revision application in May 2025 to seek approval to convert the 2,807 square foot second floor commercial area along the Carpinteria Avenue frontage into a six-room hotel use. Condition no. 62 of the adopted project conditions of approval stipulates that minor changes to the approved project may be considered and approved by the Community Development Director, but that any major changes require the filing of a revised Development Plan application to be considered by, in this case, the City Council.

Project condition no. 62 does not provide any further guidance or threshold criteria for what constitutes a "minor" or "major" change or revision. However, the Applicability section of the Zoning Code chapter for Development Plans (CMC §14.68.020) stipulates that, "*a development plan shall be required for all development on property in any zoning district which is subject to the provisions of this chapter, except that the planning director may waive the requirements of this section if the project involves only minor alterations, addition, or replacement to an existing structure and is in conformance with a previously approved development plan on file in the community development department*." (emphasis added) In determining whether a proposed project revision thus qualifies as minor or major, the Director relies on this additional context provided in the CMC.

In applying the above-noted criteria to the subject hotel conversion proposal, the Director found: 1. The hotel conversion involved only minor interior alterations to an already permitted commercial space; and 2. The proposed hotel use remained consistent and in substantial conformance with the previously-approved Development Plan for the project. The original approved Development Plan stipulated only that the area in question be used for a commercial use and acknowledged that it could be divided up into multiple smaller tenant spaces. Accordingly, since the proposed hotel use is one of the listed types of commercial uses allowed in both the CPD zone district and the V overlay district, the hotel use triggers a lower parking demand than other types of allowable commercial uses (e.g., retail, office, restaurant, etc.), and the conversion involved only interior alterations to the second floor commercial space for partition walls and mechanical, electrical and plumbing changes (i.e., no changes to the approved residential units, provided number of parking spaces, or exterior appearance of the building), the requested revision was deemed to be minor in nature.

Following this determination, the Director issued a notice of approval for the hotel conversion on June 6, 2025; a copy of which was sent to the applicant and surrounding neighbors. The approved minor revision was subject to supplemental project conditions unique to the operation

of a hotel use. A copy of the Director approval letter and supplemental project conditions are included as Attachment D.

V. ENVIRONMENTAL

The mixed-use project was previously found to be categorically exempt from environmental review pursuant to Section 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act ("CEQA"). Class 32 Exemptions consist of projects that are categorized as "in-fill" development provided the project is: a) consistent with the City's General/Coastal Plan and Zoning Code; b) is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and; e) the site can be adequately served by all required utilities and public services.

As with the previously approved mixed-use project, the proposed hotel conversion project is consistent with the City's General/Coastal Plan and Zoning Code (see below consistency analysis), is located within city limits on a project site of no more than five acres substantially surrounded by urban use, is located on a site with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and is located on a site that site can be adequately served by all required utilities and public services. Accordingly, like the mixed-use project, the proposed hotel conversion is exempt from CEQA pursuant to CEQA Guidelines Section 15332. A copy of the proposed Notice of Exemption is included as Attachment E to this report.

VI. ANALYSIS

The discussion sections below provide an overview of, and response to, the three filed appeals, and an analysis of the proposed revision's compliance with the applicable development standards of Title 14, Zoning, of the Carpinteria Municipal Code, applicable objectives and policies from the City's General Plan/Coastal Land Use Plan. The Zoning, and General Plan/Coastal Land Use Plan analysis are provided to demonstrate the project's consistency with the applicable development criteria in support of the Director's decision to approve the hotel conversion revision.

Appeals of Director Approval Decision

As noted previously, three appeals of the Director's decision to approve the hotel conversion revision were filed prior to the close of the 10-day appeal period on June 16, 2025: Appeal No. 1 filed by Aaron Beaudoin on June 16, 2025 ("Appeal 1"); Appeal No. 2 filed by Andrea Harrison and Robert Ruben Gonzalez on June 16, 2025 ("Appeal 2"); and Appeal No. 3 filed by Karen Aragaki on June 16, 2025 ("Appeal 3") (collectively, the "Appeals"). A summary of the Appeals is provided below; copies of the filed appeal applications are provided as Attachment B:

Appeal 1 – Aaron Beaudoin

Appeal 1, filed by Aaron Beaudoin on June 16, 2025, acknowledges that the proposed revision is narrow in scope, but believes that the impacts from the proposed change of use would not be

minor, particularly for affected neighbors. The appeal alleges that the timing of the proposed conversion after the project had already been approved and is under construction amounts to an attempt to circumvent the public discourse that would have otherwise occurred concerning the addition of new hotel rooms to the City, citing the proposed Surfliner Inn project as an example. The appeal requests that the conversion not be allowed without having first gone through a public hearing for a development plan with the City Council.

Appeal 2- Andrea Harrison and Robert Ruben Gonzalez

Appeal 2, filed by Andrea Harrison and Robert Ruben Gonzalez, on June 16, 2025, states that the proposed revision is minor in nature only as it applies to the physical construction changes to the project. Instead, they conclude that the proposed revision would result in significant and far-reaching impacts for surrounding neighbors for the following five reasons:

1. Increased traffic, safety concerns, and visitor confusion.
   The appeal characterizes the project area as having known traffic issues, describing Carpinteria Avenue as a busy thoroughfare and Ninth Street as posing challenges for drivers due to its dead-end design and heavy use by resident families, cyclists, and children. The appeal claims that increased vehicle traffic from transient hotel guests unfamiliar with the area would pose a heightened risk for accidents and disruptions.

2. Mischaracterization of hotel unit size and affordability.
   The appeal disagrees with the characterization of the proposed hotel rooms as "small," and suggests that compared to Carpinteria's other lodging inventory, the proposed units suggest a more upscale offering. The appeal disagrees with the characterization of the proposed units as "lower-cost visitor accommodations," and asserts that the units are not what the project neighbors would consider affordable.

3. Insufficient parking and increased pressure on neighborhood resources.
   The appeal asserts the project does not provide adequate parking for hotel guests, noting that hotel guests will require overnight parking, which would place added pressure on the limited parking resources provided. The appeal notes that the surrounding neighborhood is currently underserved in terms of parking capacity and surrounding businesses already generate overflow. The proposed hotel conversion would further limit availability for nearby residents and increase competition for limited street parking.

4. Loss of community-serving commercial space.
   The appeal describes the original approval for second floor commercial space as providing leasable space that could support small businesses, local services, or professional offices contributing to the community fabric, whereas the conversion to a hotel use would remove those opportunities and replace them with a use less integrated with the community and more oriented towards tourism.

5. Lack of broader neighborhood awareness and notification.
   Lastly, the appeal claims that many project neighbors did not receive or review the City's letter notifying them of the proposed revision. The appellants assert that their views expressed in the appeal reflect the shared concerns of many of their neighbors. They believe that a change of this nature should require more robust community outreach and public input.

Appeal 3- Karen Aragaki

Appeal 3, filed by Karen Aragaki on June 16, 2025 posits that a revision to convert the second floor commercial area to a hotel use should not have been allowed, and that if a change of use for this area were to be considered, it should have been converted to additional residential units that would directly help meet the City's housing needs rather than providing additional visitor accommodations. The appeal asserts that the public should have been provided an opportunity to weigh in on the requested change.

Overall, staff believes that none of the Appeals raise sufficient evidence to demonstrate that the Director does not have authority to approve the proposed revision, that the Director's decision to approve the revision was inconsistent with the City's applicable development criteria, or that there was an error or abuse of discretion in the Director's action. None of the Appeals point to a specific development standard or policy that the project is claimed to be inconsistent with, nor can any of the Appeals identify an action demonstrating an error or abuse of discretion on the part of the Director. A detailed analysis of, and response to, each of the Appeals is provided below:

Staff Analysis – Appeal 1

Appeal 1 argues that the proposed revision does not qualify as a "minor alteration," granting that while the proposed revision may be somewhat narrow in its scope, the impacts of the change from general commercial to hotel use would be significant for immediate neighbors of the project. However, the appeal fails to provide any specific details as to what those impacts would be or why they would be of significance.

Staff disagrees. As discussed in more detail in the below consistency analysis, the proposed conversion would not result in increased impacts as compared to the general commercial use. Additionally, as the appellant notes, the proposed revision is narrow in scope. Accordingly, City staff concludes that the proposed conversion is a "minor alteration" and thus may be granted by the Community Development Director in their discretion.

The appeal also alleges that waiting until the project has been approved and is under construction to propose the revision amounts to an attempt to circumvent the standard approval process that a proposed hotel use would normally be subject to, thus avoiding an open public discourse about adding additional hotel rooms to the City. The appeal cites the Surfliner Inn project as an example of the public's reaction to a recent hotel project in the City and suggests the public's reaction to the subject project would have been markedly different if the hotel use had been included from the beginning.

However, the determination as to what constitutes a "minor alteration" lies with the Community Development Director and is not decided by the applicant. In this case (and as discussed previously in this report), the overall project for the mixed-use development went through an extensive public hearing process and public input was factored into the project at numerous steps along the way to help address community concerns and improve the overall project concept. The subsequent proposal to convert already entitled general commercial space included within the project to another more specific type of commercial use (i.e., hotel accommodations) that remains consistent with the site's zoning designations, land use

designation and development standards (including, but not limited to, required onsite parking), and that requires only minor interior alterations to framing and mechanical/electrical/pluming was not found to be a significant enough change to warrant the filing of an updated Development Plan application for City Council consideration.

Appeal 1's comparison to the controversy surrounding the Surfliner Inn project is not an apt comparison and more importantly is not a grounds for overturning the Director's determination. The Director is not authorized to consider "public controversy" generally as a basis to find the project inconsistent with applicable policies. Furthermore, to the extent the Director may compare the conversion to other similar projects to demonstrate consistency, it would be more accurate to consider and compare the proposed conversion to other smaller overnight visitor lodging facilities located in the downtown area, such as the four-unit "Watermark" hotel use located at 4921 Ninth Street. The Watermark operates four suites (two 2-bedroom units and two 1-bedroom units) that are operated and appointed in a manner similar to a vacation rental, but that are dedicated full-time for overnight visitor lodging use. These four suites have been in operation since 2007 within a mixed-use area of the City's downtown with no reported problems or negative impacts on surrounding uses or neighbors. Other similar examples that are arguably closer in character to the proposed project include the "Castro House," which contains three suites (one 2-bedroom unit and two 1-bedroom units) located at 957 Maple Avenue and the "Providence Beach House," a 4-bedroom single unit hotel located at 789 Linden Avenue. In each of these cases, the inclusion of overnight visitor lodging facilities within a mixed-use area has been able to peacefully coexist without causing any significant impacts to surrounding uses.

Finally, the appellant concludes that the hotel conversion should be considered under a new Development Plan at a duly noticed public hearing. However, as stated above, because this conversion constituted a minor revision, a new Development Plan, and accordingly a public hearing, was not required. Additionally, Staff followed standard practices in providing a written copy of the approval decision letter to all property owners within 300 feet and occupants within 100 feet of the project boundary. The determination was also subject to an appeal which includes consideration at a noticed public hearing.

Staff Analysis – Appeal 2

Appeal 2, like Appeal 1 disagrees with the Director's determination that the proposed project revision is minor, other than in its physical scope. The appeal goes on to list five reasons for which the appellants believe the revision would have significant and far-reaching impacts on surrounding neighbors.

Appeal 2 describes the surrounding streets (i.e., Carpinteria Avenue and Ninth Street) as being heavily used by motorists, cyclists and pedestrians, and claims that the proposed six-unit hotel use would further exacerbate these conditions by introducing additional vehicle traffic from visitors not familiar with the area. While staff acknowledges that visitors are not as typically familiar with the area as residents would be, this concern is overstated. Carpinteria Avenue operates at a high level of service, and any change in traffic patterns resulting from the change from a general commercial use to a six-unit hotel use would be negligible. On Ninth Street, as part of the approved mixed-use project, the Ninth Street project frontage would be improved with new sidewalks and on-street parking. These physical improvements will help to improve safety and line of sight for all motorists on Ninth Street. Additionally, the original mixed-use project was

conceived in a manner such that the "main" Carpinteria Avenue driveway would serve the commercial tenants and residents, while the "secondary" Ninth Street driveway is intended to primarily serve residents. Accordingly, the proposed conversion is unlikely to create or result in a new increased level of traffic that would be unsafe or above the realistic service capacity of either of the streets serving the development.

Appeal 2 also takes issue with the characterization of the size and affordability of the proposed six hotel units, although it is unclear in what manner the size or nightly room rate of these units would impact the surrounding neighborhood. As described elsewhere in this report, the California Coastal Commission has previously found that overnight visitor lodging facilities, like vacation rentals, can offer a more affordable alternative to certain visitors over staying in a traditional hotel, and that coastal cities are encouraged to facilitate and allow for a range of overnight visitor lodging options to meet the varied needs of visitors. In this case, and in keeping with the Coastal Commission's reasoning, it was found that the provision of what are effectively five studio units and one one-bedroom unit that would contain basic living and cooking amenities, and that would typically accommodate one to two guests (for the studios) and perhaps up to four guests for the one-bedroom unit, would offer a more affordable type of accommodations than other area hotels, and larger vacation rentals or those located closer to the beach.

The appeal claims, without evidence, that the project does not provide adequate parking for hotel guests, and assumes that the allocated commercial parking provided within the development would be available for residential occupants during the overnight hours, and therefore hotel guests needing overnight parking would place added pressure on limited on-street parking in the area. However, the original project approval, which included a total of 53 onsite spaces, allocated 17 of those parking spaces to the approved commercial spaces included within the project. It was not known at the time (nor is it completely known at this time), what type of commercial uses will occupy the project's commercial tenant areas. Allowable uses could include restaurant, café, or bar tenants, for example, which might have earlier and/or later business hours than a typical retail, service or office use. Accordingly, the designated commercial spaces may not entirely be available for use by residents during typical overnight or weekend hours. Additionally, the change from ~2,800 square feet of second floor general commercial area to six hotel units results in a reduced number of required spaces needed to meet zoning requirements. Under the scenario of the proposed revision, the required number of commercial spaces would be reduced from 17 spaces to 11 spaces, a reduction of six spaces. These surplus six spaces could continue to serve commercial uses, or the applicant could consider making some or all of these surplus spaces available as additional residential parking. Finally, it should be acknowledged that while under the provisions of Assembly Bill (AB) 2097, the developer cannot be required to provide a minimum number of parking spaces for most new development, including residential and commercial uses, however, hotel uses are explicitly excluded from coverage under this law. Accordingly, a minimum of seven of the previously-approved onsite commercial spaces would be required to be dedicated full time to the contemplated hotel use.

The appeal laments the potential loss of leasable commercial space that could support small businesses, local services, or professional offices that may contribute to the community fabric, and suggests that replacing said leasable commercial space with visitor lodging is less aligned with long-term community interests and instead more oriented towards tourism. Staff acknowledges that the original approval of the mixed-use project did not specify a particular commercial tenant or type of use for any of the designed commercial areas. And while it is true that the commercial spaces could have been occupied by a variety of retail, service or office uses

allowed in the CPD zone, the commercial areas could also be occupied by other types of CPD zone district allowable uses such as a restaurant, café, bar, or hotel/motel. Further, and as discussed elsewhere in this report, many of the commercial properties fronting on Linden Avenue and Carpinteria Avenue, including the subject property, are designated specifically for visitor-serving commercial uses (see V overlay district), with hotel/motel uses being specifically listed among the types of uses desired and prioritized within the V overlay district. Accordingly, while a hotel/motel use may not serve Carpinteria residents as directly as some other retail, service or office use might, the City has an obligation to provide for a mix of commercial uses, particularly in the City's downtown core, that can serve, and meet the needs of, Carpinteria residents and visitors. Thus, allowing a limited scope hotel use as part of this project is consistent with both the zoning designations for the site and the City's General Plan/Coastal Land Use Plan policies.

Finally, the appeal alleges that many neighbors either did not receive, or chose not to review, the City's letter notifying them of the pending approval of the proposed revision, and further claims that the concerns raised in this appeal are shared by many neighbors, at least several of whom were unaware of the pending change. Staff followed standard practices in providing a written copy of the approval decision letter to all property owners within 300 feet and occupants within 100 feet of the project boundary. While staff cannot refute the appeal's claims of neighbors either not receiving or not reading the City's notification letter, the fact that several neighbors independently inquired with City staff or City decision makers about the pending decision, and three neighbors ultimately decided to appeal the Director's decision, would suggest that notification of the pending decision was received by a reasonable number of neighbors.

Staff Analysis- Appeal 3

Appeal 3 describes the decision by the Director to approve the revision as "an abuse of discretion through arbitrary purposes," and appears to mistakenly assert that incentives and concessions granted to the residential portion of the mixed-use development pursuant to State Density Bonus Law (SBDL) were used to allow visitor units to be added to the project after-the-fact and without public knowledge or scrutiny. However, as described elsewhere in this report, the approved residential portion of the mixed-use project remains unchanged and is not affected by the proposed conversion of the approved and permitted second floor commercial space to a six-unit commercial overnight visitor lodging use (i.e., hotel). While aspects of the application of SDBL affected the overall design and scale of the project (e.g. number of residential units, overall building height, etc.), the commercial portions of the project did not directly benefit from or make use of the SDBL-granted concessions or waivers. Likewise, the proposed conversion to overnight visitor lodging of a portion of the mixed-use building's commercial space gains no benefit from or use of the previously-granted waivers or concessions.

The appeal suggests that if the second floor commercial space were instead converted into six one-bedroom apartment units for residential use, it would more directly benefit the community through the provision of additional rental units, citing the limited number of one-bedroom units in the approved project and reduced number of parking spaces granted under SDBL for the project. As already discussed earlier this report, the applicant was offered a possible permitting path to do just that, however the applicant opted not to pursue it. The subject property is zoned for commercial use, and the area covered under the proposed revision is part of the project's approved commercial area; accordingly, the City cannot force or require the applicant to pursue a different project (like conversion to additional housing units), nor can the City deny the requested

revision provided it complies with all applicable requirements and all required findings can be made.

The appeal claims that the proposed revision attempted to bypass the standard review process, leaving neighbors unaware of the change to the project, and without the opportunity to challenge the revision. However, as already described, the adopted project conditions of approval and Development Plan provisions codified in the CMC provide a process and criteria for reviewing and acting upon project revisions, and consistent with those provisions, the Director applied the applicable criteria to the requested revision and concluded that it qualified as a minor revision. Notice of the decision was circulated to neighboring property owners and residents within 300 feet of the project and provided the opportunity for interested persons to ask questions, view the proposed plans, and appeal the Director's decision to the Planning Commission. Accordingly, the decision and process followed for considering the requested revision was consistent with City requirements and allowed interested neighbors the opportunity to engage in the decision-making process.

Finally, the appeal makes reference to the City's Regional Housing Needs Assessment (RHNA) allocation of 901 units as a basis for why the City should be concentrating on producing housing units for residents rather than adding new visitor units to the City. Staff acknowledges the statewide housing crisis and the need to accommodate additional housing units in Carpinteria, however, the City must balance these housing goals against the other applicable goals and policies of the City's General Plan/Coastal Land Use Plan and the CA Coastal Act, which in this case, call for and promote a mix of residential and commercial uses in the downtown (and visitor-serving commercial uses, in particular) to help foster a lively and vital downtown core that can successfully serve the needs of residents, workers and visitors alike. To that end, a mixed-use project that provides 24 rental housing units, a commercial ground floor leasable space, and a six-unit overnight visitor lodging facility, can readily be found consistent with and help contribute towards all of the above policy goals and the overall stated vision for the Carpinteria downtown core in the General Plan/Coastal Land Use Plan.

In light of the above analysis, staff recommends the Planning Commission determine that the necessary findings for approving any of the Appeals have not been met, and therefore the Commission should deny the Appeals. Denial of the Appeals will uphold the Director's approval of the revision.

Carpinteria Municipal Code, Title 14- Zoning

Applicable zoning standards for the proposed revision are governed by the CPD district and the V overlay district. As described in more detail in the sections below, the proposed hotel use at this location is consistent with the site's CPD and V zoning designations, and the amount of commercial parking provided within the existing project is more than adequate to meet the required parking for the proposed hotel use.

Commercial Planned Development (CPD) district, CMC §14.20

The CPD zone district represents the most flexible commercial zoning district in the City, allowing for a wide variety of, "*office uses, retail stores, service establishments, and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area.*" (CMC §14.20.010) Uses permitted in the CPD district, subject to Development Plan approval, include hotels

and motels, among other commercial uses and activities. (CMC §14.20.030) Required parking for commercial uses, including hotels and motels, are as specified in CMC §14.54.040, Parking Spaces Required. A hotel/motel use is required to provide one space per guest room and one space employee, whereas a general commercial use in the CPD zone district is required to provide one space per 250 square feet of gross floor area. Accordingly, the proposed six-room hotel use would be required to provide a total of seven parking spaces, whereas the original approval for general commercial use (e.g., office, retail, etc.) was required to provide 12 parking spaces for the second floor commercial area. Other more intensive commercial uses, such as a restaurant, café, or bar, could require additional parking beyond the base general commercial rate.

Visitor-serving/Highway Commercial (V) overlay district, CMC §14.44

Certain commercial areas of the City, particularly within the Downtown "T" along Linden Avenue and Carpinteria Avenue are also located within the V overlay district. The V overlay district, "*is to provide for commercial development that will serve visitors to the City as well as local residents. The intent is to provide a mechanism for requiring adequate visitor-serving commercial uses in areas serving the beach and major highways, and to insure that such uses are appropriately integrated with other commercial needs of the community.*" Permitted uses in the V overlay district are as described in CMC §14.44.050, and include hotel, motel, and restaurant uses, along with other types of service and retail uses normally associated with the needs of visitors and which may also serve local residents.

Carpinteria General Plan/Coastal Land Use Plan

General Plan/Coastal Land Use Plan objectives and policies relevant to the proposed revision include the following:

Land Use Element

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

Policy LU-3d: *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

Policy LU-3e: *Direct commercial development toward the center of town and in established commercial nodes. Exceptions include visitor-serving commercial uses in the Bluffs III sub-area, and commercial uses of a character, size and location that are intended solely to serve a specific neighborhood and thereby reduce vehicle trips.*

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

Objective LU-5: *Maintain availability of agriculture, coastal -dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.*

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

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

The subject mixed-use development is located at the western entrance to the City's Downtown "T" district, and the site's Carpinteria Avenue frontage is designated for visitor-serving commercial uses. The proposed revision would convert a previously-approved space dedicated to general commercial use to a more specific six-room commercial hotel use. Such a use would be directly consistent with the types of uses anticipated and desired in this area, according to several of the above-listed policies.

Despite representing the heart of the City's commercial core and being an area dedicated to accommodating visitor-serving commercial uses, the Downtown "T" itself presently lacks many options for visitor lodging. Instead, most visitors to Carpinteria must either stay in the Carpinteria State Park campground, rent one of the short-term rentals located in the Beach Neighborhood, or stay in one of the City's several existing hotels or motels, the majority of which are located outside of the downtown core district. Providing for, and allowing a mix of land use types, including but not limited to, a variety of commercial uses and services, housing, and visitor lodging within the downtown core helps to contribute to a lively, vibrant, and economically successful urban area.

The proposed hotel conversion would establish six suites available for overnight visitor lodging for stays of 30 nights or less. One of the suites would be a one-bedroom unit; the other five are proposed as "studio" units. Each of the units would feature a full bathroom and basic cooking facilities (i.e., kitchenette). Given the small size and limited amenities provided in the units, it is assumed they would primarily be used by guest parties of one or two people for the studio units, and perhaps up to four individuals in the one-bedroom unit. Functionally, the units would operate similar in manner to a short-term vacation rental (i.e., fully provisioned living space for stays up to 30 nights), with several important distinctions: 1.) the units would be designed and built to commercial hotel standards (e.g., accessibility, etc.); and 2.) the units would be exclusively dedicated to overnight visitor lodging and could not be converted to residential use without first being reviewed and approved by the City.

The Coastal Commission has previously found that offering a variety of visitor lodging options, including uses like short-term vacation rentals that include cooking facilities and standard residential amenities, can provide attractive and more affordable alternatives to a typical hotel accommodation for some visitors. While Carpinteria offers a variety of lower cost visitor lodging options already between the campground and various motel offerings, the inclusion of additional lodging options that trend toward the smaller and/or more affordable end of the spectrum would be consistent with the intent of the visitor-serving commercial provisions.

Community Design Element

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

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

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

As noted in the above land use discussion, the inclusion of overnight visitor lodging opportunities within the downtown core would help to contribute to a more economically diverse and vibrant setting that can help serve and meet the needs of residents and visitors alike. The proposed use would occupy a previously-permitted commercial space within the approved mixed-use building already under construction. The proposed revision would introduce a new type of commercial use to the approved project and require limited interior alterations, but would not otherwise alter the approved project design.

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-25-004 (Attachment A) to deny the Appeals, and uphold the Community Development Director's approval of Project 23-2221-DPR/CDP to allow the conversion of 2,807 square feet of second floor commercial area into a six-unit hotel use within a mixed-use building currently under construction as proposed in Exhibit 2, pursuant to the Findings provided in Exhibit 1. (staff's recommendation)

2. Conditionally approve any or all of the Appeals, and direct staff and/or the applicant to prepare revisions to the project and/or project conditions of approval, and return to a future Commission meeting.

3. Approve any or all of the Appeals, and overturn the Director's decision, thereby conceptually denying the revision as proposed. Direct staff to return with findings for project revision denial to the Planning Commission's next meeting. Approval of any or all of the Appeals and denial of the project revision would result in the construction and operation of the project in accordance with the original City Council-adopted Conditions of Approval for Project 23-2221-DP/CDP.

VIII. ATTACHMENTS

Attachment A: Resolution No. PC-25-004 (to Deny Appeals)
- Exhibit 1: Findings
- Exhibit 2 Proposed plans

Attachment B: Filed Appeal Applications and Supporting Documentation
- Exhibit 1: Aaron Beaudoin
- Exhibit 2: Andrea Harrison and Robert Ruben Gonzalez
- Exhibit 3: Karen Aragaki

Attachment C: City Council Action Letter and Adopted Resolution

Attachment D: Community Development Director Approval Letter and Supplemental Conditions of Approval

Attachment E: CEQA Notice of Exemption

ATTACHMENT A.

Planning Commission Resolution No. PC-25-004

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

RESOLUTION NO. PC-25-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA DENYING THREE APPEALS AND UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION TO APPROVE PROJECT 23-2221-DPR/CDP TO ALLOW A MINOR REVISION TO A PREVIOUSLY-APPROVED DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT TO CONVERT 2,807 SQUARE FEET OF SECOND FLOOR COMMERCIAL AREA INTO A SIX-UNIT HOTEL USE WITHIN THE MIXED-USE BUILDING CURRENTLY UNDER CONSTRUCTION LOCATED AT 4745 CARPINTERIA AVENUE (APN 003-251-021).

APPEALS FILED BY AARON BEAUDOIN; ANDREA HARRISON / ROBERT RUBEN GONZALEZ; AND KAREN ARAGAKI
PERMIT REVISION REQUESTED BY JUSTIN KLENTNER

WHEREAS, the City of Carpinteria City Council approved a Development Plan and Coastal Development Permit on March 26, 2024 for a mixed-use development containing a 24-unit apartment complex built around and atop a ground-level 53-space parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue; and

WHEREAS, the original approval identified the approved commercial spaces for general commercial use, and did not specify or place limitations upon the particular types of allowable commercial uses for the designated commercial spaces, outside of those already prescribed in the City's zoning regulations; and

WHEREAS, the City Council's approval of the project became final following the close of the California Coastal Commission's appeal period on April 16, 2024, and building permits for the project were issued on December 12, 2024. Since that time, the project has been under construction; and

WHEREAS, the City of Carpinteria received an application (filed on May 5, 2025, by Justin Klentner) for a proposed revision to the previously-approved Development Plan and Coastal Development Permit to allow the conversion of 2,807 square feet of second floor commercial space into a six-unit hotel use, comprised of five studio units and one one-bedroom unit; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 20, 2025; and

WHEREAS, the Community Development Director reviewed the proposed revision in

light of the applicable regulations and policies of the City's Zoning Code and General Plan/Coastal Land Use Plan, and concluded that the requested revision met the applicable criteria to qualify as a minor revision to the previously-approved project; and

WHEREAS, the City of Carpinteria Community Development Director issued an approval of the minor revision to the previously-approved Development Plan and Coastal Development Permit on June 6, 2025, subject to a 10-calendar day appeal period; and

WHEREAS, prior to the close of the 10-day appeal period, appeals of the Community Development Director's approval were filed by Aaron Beaudoin; Andrea Harrison and Robert Ruben Gonzalez; and Karen Aragaki, respectively, on June 16, 2025; and

WHEREAS, consistent with the provisions of Carpinteria Municipal Code §14.78.030, the City of Carpinteria Planning Commission has conducted a properly noticed public hearing and received evidence regarding the Director's approval of the proposed revision to the previously-approved Development Plan and Coastal Development Permit, and the three appeal applications; and

WHEREAS, the minor revision to the previously-approved Development Plan and Coastal Development Permit is categorically exempt from the California Environmental Quality Act pursuant to § 15332 of the California Environmental Quality Act Guidelines; and

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

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The appeals of the Director's decision to approve the minor revision to the previously-approved Development Plan and Coastal Development Permit for the conversion of the second floor commercial area into a six-unit hotel use are denied.

2. The Community Development Director's June 6, 2025 approval of the minor revision to the previously-approved Development Plan and Coastal Development Permit for the 4745 Carpinteria Avenue mixed-use project is affirmed, consistent with the Findings outlined in Exhibit 1.

PASSED, APPROVED AND ADOPTED this 4th day of August 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: COMMISSIONER(S):

David Allen, 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 4th day of August 2025.

ATTACHMENT A.

Exhibit 1. Findings

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

EXHIBIT 1:
FINDINGS

PLANNING COMMISSION HEARING
PROJECT 23-2221 DPR/CDP
AUGUST 4, 2025

APPEAL OF THE KLENTNER MIXED USE HOTEL CONVERSION REVISION PERMIT REQUESTED BY JUSTIN KLENTNER
APPEALS FILED BY AARON BEAUDOIN, ANDREA HARRISON & ROBERT RUBEN GONZALEZ, AND KAREN ARAGAKI

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 Development Plan Revision /Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan Revision/Coastal Development Permit was submitted on May 5, 2025 and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 20, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application was evaluated and found to conform to the applicable Commercial Planned Development (CPD) & Visitor-serving/Highway Commercial (V) overlay zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The revised project was reviewed and approved by the City's Community Development Director pursuant to the provisions of Carpinteria Municipal Code § 14.68.020. The grounds for the Director's approval are documented in the June 6, 2025 approval letter, copies of which were distributed to the project applicant and neighboring owners within 300 feet of the project site and occupants within 100 feet of the project site consistent with the City's noticing requirements (Carpinteria Municipal Code § 14.76.010). As proposed, the revised project with Supplemental Conditions of Approval has been found to be consistent with all applicable requirements of the Carpinteria Municipal Code and the City's General Plan/Coastal Land Use Plan, and the original project Conditions of Approval approved by the City Council at their March 26, 2024 hearing.

d. Applications for three separate appeals of the Community Development Director's decision to approve the project were submitted on June 16, 2025, consistent with the applicable submittal requirements of Carpinteria Municipal Code §14.78.030. Said applications and all related materials have been available for public review at City offices since the date of submittal.

e. Carpinteria Municipal Code §14.78.030 provides that consideration of an appeal of the Community Development Director's decision by the Planning Commission shall be limited to considering the appeal, and voting to approve, conditionally approve, or deny the appeal. The Carpinteria Municipal Code provides that the appellant(s) shall state in writing the scope of the appeal and state officially wherein the decision of the Community Development Director is not in accord with the purposes of the title, or wherein it is claimed that there was an error or abuse of discretion. (Carpinteria Municipal Code § 14.78.030(2)).

f. Upon the filing of an appeal, the Community Development Department transmitted to the Planning Commission copies of the permit application, including all maps and data, and a statement from the Community Development Director setting forth the reasons for the decision consistent with the Carpinteria Municipal Code § 14.78.030(3).

g. The appeals of the Community Development Director's decision have been reviewed by the City's Planning Commission at a duly noticed public hearing on August 4, 2025 which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

California Environmental Quality Act (CEQA) findings pursuant to CEQA (California Public Resources Code §§, 21083 and 21084) and State CEQA Guidelines (California Code of Regulations §§ 15061, 15062, 15064.3, and 15300):

a. The Director found that the minor revision to the previously-approved Development Plan and Coastal Development Permit is consistent with the City's General/Coastal Plan and Zoning Code (see below consistency analysis), is located within city limits on a project site of no more than five acres substantially surrounded by urban use, is located on a site with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and is located on a site that site can be adequately served by all required utilities and public services. Accordingly, the Director found that the conversion project is exempt from the California Environmental Quality Act under Categorical Exemption § 15332 (Class 32 – In-fill Development Projects) of the Guidelines for the Implementation of the California Environmental Quality Act. Furthermore, the Director found that none of the exceptions to this categorical exemption apply.

b. Class 32 Categorical Exemptions consists of projects that are categorized as "in-fill" development provided the project is: a) consistent with the City's General/Coastal Plan and Zoning Code; b) is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and; e) the site can be adequately served by all required utilities and public services.

c. The documents and other materials which constitute the record of proceeding upon which this decision is based are in the custody of the Planning Commission Secretary located at 5775 Carpinteria Avenue, Carpinteria, CA.

1.3 Appeal Findings

Pursuant to CMC § 14.78.030- Appeals to the Planning Commission, the Planning Commission must find that one or more of the following criteria have been met in order to grant an appeal of a decision by the Community Development Director:

a. *The appellant shall state officially in the appeal wherein the decision of the authorized individual or agency is not in accord with the purposes of this title, or wherein it is claimed that there was an error or an abuse of discretion. The appellant shall state in writing the scope of the appeal*.

Three appeals of the Community Development Director's June 6, 2025 approval of a minor revision to the previously approved Development Plan and Coastal Development Permit to allow conversion of the second floor general commercial leasable area to a six (6)-room hotel use were filed on June 16, 2025, respectively. The grounds for the Director's approval are documented in the June 6, 2025 approval letter, copies of which

were distributed to the project applicant and neighboring owners within 300 feet of the project site and occupants within 100 feet of the project site. As proposed, the revised project has been found to be consistent with all applicable requirements of the Carpinteria Municipal Code and the City's General Plan/Coastal Land Use Plan.

As discussed in the August 4, 2025 Planning Commission staff report and herein incorporated by reference, the three appeals fail to demonstrate wherein the Director's decision to approve the minor revision to the previously approved Development Plan and Coastal Development Permit was not in accord with the requirements of Title 14, Zoning, of the Carpinteria Municipal Code, or the City's General Plan/Coastal Land Use Plan, nor do any of the appeals substantiate a claim of the committing of an error or an abuse of discretion on the part of the Community Development Director in taking action to approve the subject project. Therefore, the required finding for granting of any of the appeals cannot be made.

1.4 Development Plan Revision Findings

Pursuant to the requirements of Title 14, Zoning, of the Carpinteria Municipal Code, as required by Carpinteria Municipal Code § 14.68.020- Development Plan, Applicability, it has been found that the requested permit revision may be issued based on the following finding:

a. *A development plan shall be required for all development on property in any zoning district which is subject to the provisions of this chapter, except that the planning director may waive the requirements of this section if the project involves only minor alterations, addition, or replacement to an existing structure and is in conformance with a previously approved development plan on file in the community development department.*

   As detailed in the Director's June 6, 2025 approval letter, the entirety of the proposed minor revision involves reconfiguration of internal space to facilitate the conversion of the previously-approved second floor commercial space to a six-room hotel use. No exterior changes to the project are proposed and the integrity of the overall project design and its constituent elements, as approved by the City Council, also remain unchanged.

   The minor revision from second floor general commercial space to hotel use results in a reduction of the project's required commercial parking from 17 spaces to 12 spaces. However, no change in the previously-approved project's total 53 parking spaces is included in the request for revision, thereby providing five more parking spaces than is required for the project.

   The proposed hotel use is consistent with the types of commercial uses allowed in the site's Commercial Planned Development (CPD) zoning designation and the Visitor-

serving/Highway Commercial (V) overlay district pursuant to the Carpinteria Municipal Code §§14.20.030 & 14.44.050, and the corresponding Visitor-serving Commercial (VC) land use designation. Overnight short-term visitor accommodations, such as a hotel or motel, are specifically called out as a desired and appropriate use within the V overlay district, which applies to the Carpinteria Avenue frontage of this property.

As further discussed in the August 4, 2025 Planning Commission staff report, and herein incorporated by reference, the proposed revision would not materially change the overall project's consistency with the original findings for Development Plan approval: The project would remain consistent with all applicable Zoning and General Plan/Coastal Land Use Plan requirements; the change in use would not result in increased exposure to natural hazards, nor would the change result in any increase or new impacts upon the sensitive habitats or species; the revision would not conflict with any easements required of the project; the revision would not place an undue burden on any necessary community services already supplied to the project; and the minor revision would not have a material effect on the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

1.5 Coastal Development Permit Findings

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

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

An analysis of the overall project's conformity with the Objectives and Policies of the City's certified Local Coastal Program was presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference. As discussed in these staff reports, the overall project had been found to be consistent with the applicable objectives and policies of the Land Use; Community Design; Circulation; Open Space, Recreation & Conservation; Safety; Noise; Public Facilities; and Housing Elements of the City's General Plan/Coastal Land Use Plan.

The staff report prepared for the August 5, 2025 Planning Commission provides an analysis of the proposed revision's consistency with applicable General Plan/Coastal Land Use Plan policies, and is herein incorporated by reference. The proposed conversion of second floor general commercial space to a visitor-serving commercial use (i.e., overnight visitor lodging) is consistent with the types of uses desired in the City's downtown core, and helps to provide a mix of uses that can serve both residents and

visitors of Carpinteria. The requested conversion from general commercial space to a six-room hotel use would not materially change the intensity, traffic, parking demands, or overall character of the original approved project. Therefore, this finding can be made.

ATTACHMENT A.

Exhibit 2. Proposed Plans

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

4745 Carpinteria Avenue

Proposed Change of Use from Office to Hotel



GENERAL NOTES

2024/03/28

A. **GENERAL NOTES**
1. Architect makes no warranty, either express or implied, as to his findings, recommendations, specifications, or professional advice or services except that they were promulgated or rendered in accordance with generally accepted architectural practices & under the direction of professional registered architects. As instruments of service, the architect's drawings and specifications are not 100% complete of themselves, & Architect's continued services and construction administration/observation are required for complete interpretation & application to a specific project. Owner & Contractor hereby acknowledge use of the drawings and/or specifications without architect's involvement in construction administration/observation, & prior approval of all changes and/or modifications shall thereby relieve Architect of all liability associated with changes or modifications to the project made during the construction process. Owner & Contractor hereby further warrants that architect shall not be held responsible for the subsequent use of the drawings and/or specifications or advice of others during construction work which was not performed under Architect's scope of administrative services.
2. Interpretation of drawings and documents: each Contractor shall check and verify all dimensions & conditions at the project site before executing any work & shall notify the owner & the Architect of any discrepancies before proceeding. The Architect shall be notified of any unusual or unforeseen conditions or situations which may affect the structural integrity or safety of the project.
3. Adherence to plans: strict adherence to the construction documents must be maintained. No changes shall be made in the project which deviate from the plans and specifications without the written consent of the Owner. No structural changes shall be made without the written consent of the Architect.
4. Working drawing: figured dimensions and detailed drawings shall be followed in preference to scale measurements. In case of any doubt on the part of the contractor as to the exact meaning of the drawings & these specifications, he shall apply to the architect for an interpretation before proceeding with his work.
5. Shop drawings: Contractor shall submit copies of all shop drawings for review by Architect prior to Contractor's approval for construction.
6. The Contractor shall provide all shoring and bracing required to protect personnel & adjacent property and to insure safety of the project work.
7. Wherever in these drawings any material or process is indicated, it is for the purpose of facilitating description of the material or process desired. The contractor may offer any material or process which shall be deemed equivalent by the Engineer and the Architect to that material or process indicated or specified.
8. Unless otherwise specified, all materials shall be new & both workmanship & materials shall be the best of their respective kinds. The Contractor shall, if required, furnish satisfactory evidence as the kind and quality of materials.
9. It shall be the duty of the General Contractor to see that all sub-contractors are fully informed in regard to the general conditions and preliminary specifications.

B. **PERMITS & REGULATIONS**
1. Each Contractor shall pay for and obtain all permits required by local authorities before proceeding with his respective installation & shall arrange & pay for any inspections and examinations required by those authorities.
2. All workmanship and materials shall conform to the current edition of the codes, and laws, ordinances and regulations of all governmental bodies with jurisdiction over the project.
3. If the drawings & specifications are at variance with any federal, State & Local or municipal law, ordinance, rules or departmental regulations, the Contractor shall notify the Architect in writing before proceeding with that work. If any of the contractor's work shall be done contrary thereto without such notice he shall bear all cost arising therefrom.

C. **PROTECTION OF WORK & PROPERTY**
1. The Contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work. He shall provide, during the progress of his work, every & all safeguards & protection against accidents, injury and damage to persons and property including adjoining property. The Contractor shall be responsible for his work & every part thereof, & for all materials, tools, appliances & property of every description used in connection therewith.
2. The Contractor assumes all risks, hazards and conditions in connection with the performance of the contract, & even if the performance of the contract involves a greater expenditure of money than the Contractor expected at the time of bidding, no allowance will be made on account thereof, and the Contractor shall continue with and complete the work.

D. **SUPERVISION**
1. The Contractor shall give personal supervision to the work, using his best skill and attention, & shall keep a competent foreman & necessary assistants constantly on the site. The foreman shall be the personal representative of the contractor & all directions given by him shall be as binding as if given by the Contractor. Communication delivered to the foreman by the Architect shall be as binding as if delivered to the contractor.

E. **DAMAGES IN THE WORK**
1. The Owner, without invalidating the contract, may alter by adding to or deducting from the work covered in the contract. All such work shall be executed under the conditions of the original contract except that no extra work or changes shall be done without written order from the Architect. Such orders shall cover the agreed price and terms of extra work of changes, if work is to be omitted, then proper credit for such omitted work shall be given the Owner.

F. **CLEANING BUILDING & PREMISES**
1. Prior to the completion of the work, the Contractor shall thoroughly clean the exterior and interior of the building, including fixtures, equipment, floors and hardware, removing all plaster spots. Stains, paint spots and accumulated dust and dirt. This shall include thorough cleaning of all roofs, window sills and ledges, horizontal projections, steps, rails, sidewalks or other surfaces where debris may have collected wash & polish all glass.

G. **GUARANTEES**
1. Except as otherwise specified, all work shall be guaranteed in writing by the Contractor against defects resulting from defective materials, poor workmanship or faulty equipment, for a period of one year from the date of filing the notice of completion and the acceptance of the building by the Owner. if within the guarantee period correction of faulty materials or workmanship is necessary in the opinion of the owner, the Contractor shall promptly, upon receipt of notice from the owner & without expense to the Owner, correct faulty materials or workmanship.

H. **VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS**
1. The General Contractor shall provide the Owner with an as-built drawing locating & describing all underground utilities located on the site, including but not limited to the following gas lines, water lines, sanitary sewers, telephone lines, and electric lines.

I. **TRANSPORTATION OF EXCAVATED MATERIAL**
1. The Contractor shall transport all excavated material not required for re-compaction to an approved landfill site outside the coastal zone. Provide trip tickets for all excavated material removed from the project.

J. **SETBACK CERTIFICATION REQUIREMENT**
1. A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection.

CODE COMPLIANCE

2024/04/23

GOVERNING AGENCY:
5775 Carpinteria Avenue
Carpinteria, CA 93013

APPLICABLE CODES:
All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes.

- California Building Code 2022 Edition (CBC)
- California Residential Code 2022 Edition (CRC)
- California Electrical Code 2022 Edition (CEC)
- California Mechanical Code 2022 Edition (CMC)
- California Plumbing Code 2022 Edition (CPC)
- California Energy Code 2022 Edition
- California Fire Code 2022 Edition
- California Green Building Standards Code, 2022 Edition
- ADA Standards for Accessible Design, 2010 Edition
- Best Management Practices listed on sheet G002.

FIRE CODE GENERAL NOTES

2024/07/09

- Mixed-use Fire Alarm System Will be Provided Under a Separate Permit. See Deferred Submittals
- Mixed-use Addressing Will be Provided

SPECIAL TESTS & INSPECTIONS

2024/07/09

Please See Structural Sheets For Information On Structural Observation And Special Inspections.

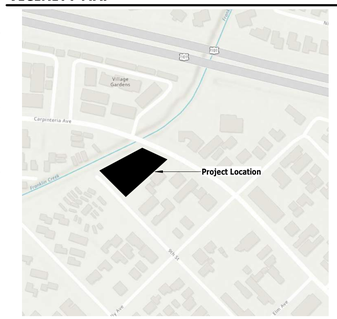
Soils Testing And Inspection: Testing And Inspection Of Soils Shall Be Carried Out As Indicated In The Soils Report For This Project. Please Refer To The Soils Engineer'S Report For This Information.

DEFERRED SUBMITTALS

2024/07/09

The Following Items Shall be Submitted to The Local Jurisdiction of Authority Under A Separate Building Permit Submittal.
1. Solar PV
2. Fire sprinklers - NFPA 13 Automatic Fire Sprinkler System. MC08.04 Section 903.2.20.
3. Alarm System - Fire/Voice alaram System. MC08.04 Section 907.2.30 Mixed-use Fire Alarm System.

VICINITY MAP



SHEET INDEX

GENERAL	
G001	COVER SHEET
G002	SYMBOLS, ABBREVIATIONS & NOTES
ARCHITECTURAL	
A102	EXISTING APPROVED FLOOR PLAN
A102a	OVERALL FLOOR PLANS - 2ND FLOOR
A131a	HOTEL ROOMS #25 & #26
A132a	HOTEL ROOMS #27 & #28
A133a	HOTEL ROOMS #29 & #30

Total # of Sheets: 7

FIRE PENETRATION NOTES

2024/09/03

This Building Contains Fire Rated Construction. Where Penetrations of the Rated Assemblies Occur, see Hilti Fire Penetration Detail Appendix for Required Protection. If a Penetration is not in the Appendix Contact Architect for Appropriate Detail. If Ducts Penetrate Rated Assembly Provide Ceiling Radiation Damper

CONSTRUCTION WASTE MANAGEMENT

2024/07/09

An approved sorting / recycling facility must be utilized for construction waste management to comply with construction waste, reduction, disposal, and recycling provisions of the California Green Building Standards Code Section 4.408.1. Minimum 65% non-hazardous materials recycled and/or salvaged for re-use.(CGBSC 4.408)

Facility: E.J. Harrison & Sons
5275 Colt Street
Ventura, CA 93003
805.647.1414

PROJECT DIRECTORY

ARCHITECT:
DMHA Architecture & Interiors
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
Edward DeVicente CPHC AIA
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ed@dmhaa.com

GEOTECHNICAL ENGINEER:
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35-A S. La PAtera Lane
P.O.Box 96 Goleta, CA 93116
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Email: pml@pml.sbcoxmail.com

CIVIL ENGINEER:
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5400 Ward Road, Building II, Suite G102
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Bruce Jones
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STRUCTURAL ENGINEER:
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Santa Barbara, CA 93101
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paul@ashleyvance.com

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
Creative Engineering Group
7123 Remmet Ave,
Canoga Park, CA 91303
Richard Ibrahim P.E.
818.999.0415
richard@c-e-g.com

PROJECT SCOPE

2025/03/17

Project Scope Includes:
- Conversion of (6) approved Commercial/Retail Units at the Second Floor to (6) Hospitality Units.
- The total converted floor area is: 2,807 SF
  - 1 One Bedroom **691 SF**
  - 5 Studio **2,116 SF**
- The amount of Commercial space in the existing approved building decreases to: 1,706 SF
- There are **NO** changes to the exterior of the building.
- No additional parking is provided, however, with the reduction in commercial space the revised parking calculation is as follows:
  - 7 parking spaces for commercial
  - 8 parking spaces for hospitality
  - 34 spaces for residential units
- The required parking is reduced from 52 spaces to 49 spaces. 53 spaces are provided.

THIS IS A PRIVATELY FUNDED PROJECT

PROJECT INFORMATION

Owner: Justin Klentner **152 N. Almont Dr. West Hollywood, CA 90048**	310.927.4011 justin@westernbuiltconstruction.com	
A.P.N.#	003-251-021	
Zoning designation	PRD-13/CPD	
Land use designation	VC/GC	
Lot Coverage	Site Area = 38,053sf (0.87ac) Building Footprint = 27,762sf (73%) Paved Areas = 3,821sf (10%) Landscaped Areas = 6,470sf (17%)	
Existing use	Commercial - Retail	
Proposed use	Residential - Hospitality	
High fire	No	
Fire sprinklers required	Yes	
Flood hazard	Yes/AE	
Construction type	IIIA	
Occupancy group	A-2- R-2- S-2; (6) Units Converted from B to R-1	
Lot size	38,053 S.F. (0.87 ACRES)	
Required setbacks	Front = 5' CREEK = 50'	
Maximum height limit	30'	
Required open yard area	20% of Lot= 6,082 S.F.< Proposed 6,923 S.F. (5,739 + 1,186)	
Required number of Low income units	17% of base units= 3 units Proposed= (3 units) unit 5, unit 6, unit 11	
Grading	Earthwork Cut= 200 CY Earth Work Import = 350 CY Earthwork Fill= 550 CY	
SWMP compliance	New Impervious surface = 1,400 SF Indicate tier = Tier 4 Replaced Impervious surface: 33,200 SF	
Number of parking spaces	Existing = 0 **Proposed = 53** Required = Commercial 1 Per 250 SF- 1,706 gross SF/250 =7 Hospitality 1 Covered space Per Unit + (1 per Employee) = 6 + (2) Residential 1 Covered space Per 1 Bedroom Unit = 4 x 1 = 4 (Under Density Bonus Law Density) 1.5 Covered Space Per 2 Bedroom Unit = 20 x 1.5 = 30 **Total Required = 49**	
Landscape	Existing = 500 SF Proposed Common Open yard =6,923 SF Proposed Decorative Landscape: 3,395 SF **Total = 10,318 SF**	

UNIT AREA (GROSS)

1	2 BD TH	1,523 SF
2	2 BD TH	1,495 SF
3	2 BD TH	1,495 SF
4	2 BD TH	1,517 SF
5	1 BD TH (Restricted)	1,063 SF
6	1 BD (Restricted)	1,174 SF
7	2 BD	1,282 SF
8	2 BD	1,280 SF
9	2 BD	1,274 SF
10	2 BD	1,274 SF
11	1 BD (Restricted)	941 SF
12	2 BD	1,277 SF
13	2 BD	1,282 SF
14	2 BD	1,282 SF
15	2 BD	1,287 SF
16	2 BD	1,287 SF
17	2 BD	1,280 SF
18	2 BD	1,274 SF
19	2 BD	1,274 SF
20	1 BD (Manager)	944 SF
21	2 BD	1,205 SF
22	2 BD	1,207 SF
23	2 BD	1,207 SF
24	2 BD	1,212 SF
25	Hotel 1 BDRM (Mobility)	691 SF
26	Hotel Room (Mobility)	496 SF
27	Hotel Room	427 SF
28	Hotel Room	392 SF
29	Hotel Room	388 SF
30	Hotel Room	413 SF
TOTAL UNIT AREA (GROSS)		**33,141 SF**

BUILDING AREA (GROSS)

1st F.F. (DFE)	
(A-2) ASSEMBLY - CONCENTRATED (CHAIRS NOT FIXED)	1,706 SF
(R-2) RESIDENTIAL	1,998 SF
(R-2) RESIDENTIAL INCOME RESTRICTED	411 SF
(S-2) ACCESSORY STORAGE	1,053 SF
(S-2) PARKING GARAGES	20,821 SF
(U) UTILITY (ACCESSORY)	645 SF
NON-OCCUPIED	1,128 SF
	27,762 SF
2nd F.F.	
(R-2) RESIDENTIAL	14,268 SF
(R-2) RESIDENTIAL ADU	2,807 SF
(R-2) RESIDENTIAL INCOME RESTRICTED	2,767 SF
NON-OCCUPIED	3,115 SF
	22,959 SF
3rd F.F.	
(R-2) RESIDENTIAL	10,888 SF
	10,888 SF
TOTAL BUILDING AREA (GROSS)	**61,609 SF**

FLOOR AREA (NET)

(B) Business Areas	4,217 SF
(R-2) RESIDENTIAL ADU	28,973 SF
(S-2) Accessory Storage	929 SF
(S-2) Parking Garages	20,919 SF
(U) Utility (Accessory)	550 SF
TOTAL FLOOR AREA (NET)	**55,588 SF**

LOCAL JURISDICTION STAMPS & NOTES

DMHA
ARCHITECTURE + INTERIOR DESIGN
TEL 805.965.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
www.dmhaa.com

LICENSED ARCHITECT — EDWARD DE VICENTE — NO. C 31321 — REN. 01.31.25 — STATE OF CALIFORNIA

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Change of Use Permit Submittal

4745 Carpinteria Ave. Mixed Use Dev.

4745 Carpinteria Ave.
Carpinteria, CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Change of Use Permit Submittal	03/30/2025

G001

COVER SHEET

Revisions Revised Yymmdd/2

DMA 2024/07/09

4/4/2025 2:25:13 PM Z:\Shared\DMHA\DMHA Projects\24B113 - 4745 Carpinteria Ave ADU\11 Drawings and Presentations\24B113-4745Carp Hotel.rvt

GENERAL SPECIFICATIONS

20240709

1. Carpentry;
   a. Sills shall be 2x or as otherwise indicated, pressure treated to resist termite infestation, set on 1/2" sill sealer insulation. Anchor per structural drawings.
   b. All joists shall be Douglas Fir or equal.
   c. All studs shall be Douglas Fir with bridging at mid-height on walls over 8'-0" high.
   d. All structural woodwork shall comply with national lumber manufacturers association and western wood products association standards and practices.
   e. Double wood joists under partitions running parallel to direction of joists.
   f. Fire-stop all interior framing and overhangs as required by code.
   g. Where joists and beam frame flush, provide teco or equal steel hangers and connectors for support.
   h. Provide min. 2-2x post each side of all openings. Provide 3-2x posts each side of headers or beams over 7'-0" span.
2. Bracing;
   a. All masonry and frame walls shall be adequately braced and shored during construction until fully and properly tied back and cured. Follow code requirement and good construction practices for same.
3. Stairs;
   a. All stairs shall be designed, constructed, and installed to sustain a live load of 100 lbs. per sq.ft.
4. Railings;
   a. Handrails and guardrails shall be designed and constructed for a concentrated load of 200 lbs. applied at any point and in any direction, the in-fill are of a guard shall be designed and constructed for a horizontal concentrated load of 200 lbs. applied over 1 sq.ft. at any point in the guard system, though non-simultaneous with the loading of the rails.
5. Flashing and Caulking;
   a. Flash around chimney, vent stacks, all roof penetrations and wherever else required with galvanized flashing, lapping all flashing at least 6". All valleys and roof interactions with walls shall also have galvanized flashing. Provide flashing above doors, windows and louvers and all other openings. Caulk all exterior joints. Building shall be guaranteed fully watertight.
6. Roof drain leaders;
   a. All drain leaders and gutters shall be pre-finished galvanized sheet metal.
7. Insulation;
   a. Provide thermal insulation as shown on the drawings.
   b. Insulate all pipe chases for sound.
   c. Provide rock wool insulation or equivalent between all window and exterior door frame and rough framing.
8. Finishes;
   a. interior and exterior paints - to be zero or low voc, or of recycled content - verify samples with architect / owner.
   b. Woodwork finishes - water based urethane or lacquer finish only - verify samples with architect / owner.
   c. Adhesives - low toxicity, solvent free only.
9. Systems, Equipment, Appliances & building Components;
   a. All equipment, appliances, building components to be approved by Owner/Architect prior to installation.
   b. Per CEnC 110.0, systems, equipment, appliances and building components shall be installed in a building if;
      1. The manufacturer has certified that the system, equipment, appliance or building component complies with the applicable manufacturing provisions of section 110.1 and,
      2. The system, equipment, appliance or building component complies with all applicable installation of 110.1 through 110.11.
      3. Certification; Appliances that are within the scope of Section 1601 of the Appliance Efficiency regulations shall only be installed if they have been certified to the Energy Commission in accordance with 110.0(b).

EROSION CONTROL NOTES

20190516

The owner/contractor shall remain responsible for the clean-up of any mud or dirt that is tracked onto streets or paved areas, even with the installation of gravel construction entrances.

1. Gravel Construction Entrances:
   a. A gravel construction entrance is generally required where vehicle traffic is anticipated off of existing paved or graveled roads. If there is more than one vehicle access point, a gravel construction entrance should be installed at each entrance. The responsibility for field design to meet site conditions, and maintenance of the constructions entrances remains with the property owner or construction contractor. Vehicles or equipment shall not enter a property adjacent to a creek, watercourse, or storm water facility unless adequate measures are installed to prevent physical erosion into the water.
2. Catch Basin Protection:
   a. A filter system shall be used on catch basins (drop inlets) in public and private streets, and parking areas as a means of sediment control. Alternate methods will require the approval of the county.
3. Sediment Filters/Barriers:
   a. For all projects, a silt fence or straw wattle dike shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures will be located so that all runoff from the construction site is filtered, or passes through a sediment detention basin prior to crossing a property line, entering a creek of entering the city storm drain system. Sediment filter structures are to be inspected regularly by city inspection staff during inspections scheduled by the contractor or engineer of record, and sediment removed when the depth of sediment is no more than half the height of the structure. Silt fences and straw wattles shall be installed according to the reference cited.
4. Straw Wattles:
   a. Straw wattles can be used as dikes to stabilize temporary channel flow lines or as a perimeter filter barrier. Straw wattles must be installed in a trench, staked and backfilled if they are to be effective in reducing flow velocity and filtering sediment from runoff.
   b. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. When used as a perimeter filter sediment should be removed when material is within 3 inches of the top of any wattle.
5. Silt Fences:
   a. Silt fences should be installed where sediment from sheet flow or rill and gully erosion will enter directly onto adjacent property. When installing, it is important the fabric material be anchored into a trench and backfilled.
   b. Maintenance of filter fences is similar to that of straw wattles in that the fabric must be inspected and needed repairs implemented after every storm event. Sediment deposits should be removed when material reaches no more than a depth of one-half the fence height.
6. Plastic Sheeting:
   a. Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.
7. Existing Vegetation and Re-Vegetation:
   a. As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on approved building, grading, or public works and erosion control plans. The exception is where exotic plant material are to be removed, or fire fuels reduced in accordance with an approved plan. Work areas shall be carefully located and marked to reduce potential damage. where existing vegetation has been removed, or the original land contours disturbed, the site shall be re-vegetated, and vegetation established, as soon as practicable, but no later than October 15.
8. Slope Protection:
   a. Hydro-seeding alone will normally not be considered satisfactory erosion protection for disturbed slopes steeper than 4v:1h, these areas should also be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5:1 (h:v) and greater than 20 feet in slope length. Installation of straw wattles staked on contour should be considered for all slopes steeper than 4:1 (h:v) with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4:1 (h:v) along (just below) top of bank along all creeks.
9. Wet Weather Measures:
   a. On sites where vegetation and ground cover have been removed from more than 0.6 acre of land, vegetative ground cover shall be planted on or before September 15 with the ground cover established by October 15, as an alternative of a protective ground cover is not established by October 15, the open areas shall be protected through the winter with straw mulch, erosion blankets, the installation of additional straw wattles, or other method(s) approved by the city.
10. Seeding:
    a. Seeding shall be as follows, or as recommended by a California licensed landscape architect or a certified professional soil erosion and sediment control specialist.

08 - QUALITY CONTROL

1. The contractor shall supervise and direct the work, issuing their best skills and attention. The contractor shall be solely responsible for all fabrication, shipment, delivery and installation means, methods techniques, and procedures and for coordinating all portions of the work under the contract.
2. When the owner's material is received at the job site, the superintendent is to inventory against the owner's vendors list and shall notify the owner immediately. If notification is not forthcoming, replacement of shortages or damaged materials shall be back charged to the general contractor.
3. The contractor shall employ a competent superintendent. The superintendent shall represent the contractor and all communications given to the superintendent shall be as binding as if given to the contractor.
4. The contractor shall, at all times, enforce strict discipline and good order among his employees and shall not employ on the work any unfit person or any person not skilled in the task assigned.
5. All trades shall confine construction work within the premises as much as possible and shall work in an orderly manner removing trash and debris from the project on a daily basis. At no time shall pipes, wires, boards, or other construction materials cross public areas where harm could be caused to the public.
6. All materials used in construction shall be new and of first class quality unless otherwise indicated. All materials and workmanship shall be guaranteed for a period of one (1) year after date of the opening of the store.
7. Product samples, manufacturer's data and shop drawings shall be submitted to owner for review prior to fabrication or start of work. The terms equal or approved equal shall require requests for substitutions for products or manufacturers not specified.

09 - TEMPORARY SERVICES

1. If applicable, the general contractor shall provide such extensions, devices, hookups, and metering as required for temporary water, power, lighting, heat or as required to carry out the work.
   a. Temporary telephone - the owner's general contractor shall install a job site telephone and fax number and notify owner by fax of the telephone number and the name of the superintendent.
   b. Temporary water - water required in the performance of the contract shall be provided and paid for by the contractor. Water used for human consumption shall conform to the requirements of state and local authorities for portable water.
   c. Temporary electrical - temporary electrical service shall be the responsibility of the general contractor. Supplied by owner.
   d. Temporary heat - when required for proper installation or protection of any portion of the work. The contractor shall furnish and install temporary heating units as approved by the owner or local authority.
2. Cost of temporary utility services provided by owner. The contractor shall make provisions or coordinate with the owner on the utility services.

10 - CONTRACT CLOSE-OUT

1. Completion is the date on which the work or designated portion thereof is sufficiently complete, so the owner may occupy the same for the intended purpose.
2. Provide the following for close-out:
   a. G.C.'s final waivers (need two signed originals)
   b. G.C.'s one-year warranty
   c. G.C.'s affidavits g706 & g706a
   d. Sub-contractor's waivers
   e. Certificate of occupancy (if applicable)
   f. As built drawings
   g. Pictures of constructed space
   h. Signed off punchlist

The following documentation:

1. -5- year manufacturer's warranties

Note: all paperwork to be submitted 24 days after completion date.

11 - FINAL CLEANING

1. General;
   a. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on this set of drawings.
   b. Each subcontractor shall clean his/her work and remove all trash, debris, packing, etc. Resulting from that work.
   c. The final cleaning shall be 'white glove level' and performed by a professional cleaning company.
   d. All surfaces and finished shall be left free of marks, blemishes, dust, dirt, over spray, paint spills, etc.
   e. All sub-contractors shall remove excess materials after work is completed and floor to be broom cleaned.
   f. General contractor shall provide a professional cleaning service for all areas of the work at the completion of the project and before turning the space over to the owner. Work to include but not be limited to removal of all traces of soil waste materials, smudges, and foreign matter. Remove all traces of splashed material from adjacent surfaces. Clean glass, both sides. The floor shall be cleaned and using manufacturer's recommended cleaning materials only.
2. Products and materials;
   a. All products used for cleaning shall be appropriate for and compatible with the materials being cleaned.
3. Execution;
   a. Clean all plastic laminates, counter tops, and metal trim with non-abrasive cleansers.
   b. Clean all glass and mirrors with ammonia-type, non-streaking glass cleaner.
   c. Damp wipe all fixtures, including light fixtures.
   d. Remove labels, except for those required to demonstrate compliance with building codes, fire-ratings, and testing. Also remove all residue and glue remaining on the surface.
   e. Toilet rooms - all fixtures and washable surfaces in the toilet rooms shall be cleaned, sanitized, and polished.
   f. Electrical panels shall be dusted and wiped clean.
   g. Vinyl composition tile - wash, seal, and wax.
   h. Remove protective coverings and tags.
   i. Remove and dispose of all trash, scraps, packing, etc.
   j. Trim - wipe clean
   k. Soffits - dust clean.

BEST MANAGEMENT PRACTICES

20240709

1. Stockpiles of earth, sand & other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall, demolition debris, drywall "mud" packaging, etc.
2. Fuels, oils, solvents & other toxic materials must be stored in accordance with their listing & are not to contaminate the soil & surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
3. Non-storm water runoff from equipment & vehicle washing & any other activity shall be contained at the site.
4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provision must be made to retain concrete wastes on site until they can be disposed of as a **solid** waste.
5. Trash & construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. Sediments & other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public was accidental depositions must be swept up immediately & may not be washed down by rain or other means.

WATERPROOFING GENERAL NOTES

20240709

Note: The following notes are general in nature and do not describe all conditions. Where a field condition exists that is not covered by these notes, the General Contractor is instructed to notify the architect immediately to resolve the condition.

1. Window and door installation shall follow National standards AAMA 2400 (for mounting flanges) and ASTM E2112.
2. All flashing shall be applied over solid backing per manufacturer's recommendations.
3. Self-adhered flashing should be finished with a hard rubber J-roller to assure proper adhesion to the nailing flanges, substrate, rigid flashings and water-resistive barriers.
4. All flashing and sealants shall be chemically compatible and installed within the temperature range and conditions recommended by the manufacturer. Always refer to the manufacturer's requirements. Where possible, all flashings and all sealants should be from a single manufacturer.
5. All penetrations of attachment flanges by fasteners of cladding terminations, accessories, and trim shall be predrilled and holes filled with sealant prior to driving fasteners.
6. Provide a 1/4" minimum joint for cladding expansion and contraction per AAMA 2400-10. Fill joint with backer rod and compatible sealant as follows:
   a. Joints and anchorages between the building envelope (WBR assembly) and fenestration product shall be designed to accommodate differential thermal expansion and contraction, as well as the structural requirements within the window/wall assembly.
   b. Maintain a 6mm (1/4") joint between the window frame and final exterior wall surface (siding, stucco, etc).
   c. Install appropriate sized open-cell backer rod in the joint between the window frame and the final exterior wall surface (siding, stucco, etc.) then apply sealant per manufacturer's recommendations.
      - All claddings shall be terminated per manufacturer's recommendations.
7. There shall be no vertical laps in water-resistive barrier above and below windows, and within 16" of jambs (similar for doors).
8. Provide thermal/acoustic insulation around window and door frame voids (at rough openings between shims). Batt insulation and/or low-expansion urethane foam such as DOW 'Great Stuff Door & Window' is acceptable.
9. Exterior wall-mounted vents, electrical panels, utility vaults, fire extinguisher cabinets, scuppers and other flanged surface-mounted assemblies shall be flashed similar to a window opening.
10. Window sill weep holes shall not be blocked.
11. Water-resistive barrier at walls shall lap a minimum of 2" horizontally and 6" vertically. Verify with manufacturer's recommendations (some manufacturer's require additional lapping).
12. Cover all seismic straps and other exposed structural hardware with a self-adhered flashing prior to application of water-resistive barrier to prevent water intrusion.
13. Provide a continuous sealant and, if warranted, self-adhered flashing at incidental exterior wall-mounted items and penetrations such as hose bibbs, electrical receptacles and panels, light fixtures, wall vents, downspouts, etc. Fastener penetration on the exterior surfaces shall be predrilled and holes filled with sealant prior to driving fasteners.

00 - CONTRACT REQUIREMENTS

20240520

GENERAL CONDITIONS

The specifications are compiled not only to establish a standard but to ensure the contractor maintains a quality in the performance and finish of the work recommended and accepted by the OWNER. The general contractor shall be responsible for fully acquainting themselves with the content and scope of these specifications. Special attention should be given to the specifications throughout the span of this contract by the standards established herein and shall be applied with emphasis to all work. Work declared unacceptable by the OWNER shall be corrected in a manner and degree of quality as accepted by the OWNER.

Note: if G.C. is not complete, all costs will be charged back to the general contractor.

1. The "General Conditions" of the contract for construction are to be determined between the OWNER and general contractor and shall govern the construction sequencing, respective responsibilities and payment schedules. On-site field observation shall be performed by an appointed representative of the OWNER.
2. no contractual adjustment shall be due or come in demand as a result of failure on the part of the contractor to fully acquaint themselves and all other parties to the contract with the agreed upon general conditions.
3. The OWNER, without invalidating the contract, may order extra work, alter, add to or deduct from the contract. The contract sum and completion date shall be adjusted accordingly.
4. The general contractor shall include the cost of all permits and licenses in the contract. The subcontractors shall include all permit and license costs as required by their proposals to the general contractor. Permits and fees to include connecting all equipment, fixtures, services and utilities as required.
5. The costs submitted by the contractor are understood in every case to include all government and municipal taxes and fees of every kind, and the OWNER shall not be called upon to make any payments on such taxes in addition to the contract amount.

01 - GENERAL REQUIREMENTS

EXISTING CONDITIONS

1. Prior to submitting bid proposals, the OWNER's contractor and each subcontractor shall visit the proposed space and make themselves familiar with all existing conditions, take field measurements and record all information needed to provide a complete scope of work.
2. Notify the OWNER immediately of conditions which may contribute to unnecessary, excessive costs.
3. No additional compensation will be paid by the OWNER for disputes which result from a lack of familiarity with the existing conditions.
4. Existing conditions take precedence over drawings and specifications for dimensions.
5. Special attention should be given to dimensions indicated as "hold" and "verify in field (v.i.f.)" dimensions. The general contractor and sub trades shall verify all existing dimensions and locations of stub-ins. The general contractor shall be liable for all costs incurred by themselves or others by failing to maintain the dimensions on the drawings or contacting the ARCHITECT in the case of discrepancies between actual field conditions and dimensions on the drawings.

02 - SELECTIVE DEMOLITION

1. The work included in this subcontract shall be performed according to the general conditions and requirements which are stated on this set of drawings.
2. The contractor performing demolition shall be responsible for verifying all existing field conditions so as to familiarize themselves with the demolition and/or removal work which may be required to produce the end results intended in the contract documents.
3. Each portion of the demolition work is to be done by the specific trade that is carpentry work by the carpentry trade, mechanical work by the mechanical trades, electrical work by the electrical trades, and so on. Therefore, each contractor and subcontractor shall thoroughly examine the proposed work and make allowances in his proposal for the cost of all demolition, unless otherwise notified by general contractor.
4. Remove all debris daily to area designated.
5. Provide temporary bracing, shoring and supports as required for existing structural systems to prevent damage during construction.
6. Disposal shall be done legally in compliance with local ordinances and state environmental regulations.
7. General contractor shall remove all existing floor coverings from space; repair, patch, level, smooth and prepare existing slab as required for installation of new floor coverings.
8. All ceiling construction (including, but not limited to, drops, bulkheads, lighting, diffusers, etc.) shall be removed unless specifically called out to remain on demolition plan.
9. the electrical contractor shall remove and/or relocate all existing electrical devices, conduit and wiring work as called out on the drawings and as necessary whether such items are indicated on drawings or not, in order to accomplish the installation of the specified new work-equipment material and devices removed shall become the property of contractor (if approved by OWNER). Such items may be reused if specifically designated on the drawings, conduit, wire and outlet boxes removed shall be scrapped by the electrical contractor where walls and ceilings are to be removed as shown on the drawings. The conduit is to be cut off by the electrical contractor so that the abandoned conduit in these walls and ceiling may be removed from the walls and ceilings by the demolition contractor. All dead end conduit runs shall be plugged at the remaining line outlet boxes or at the panels.
10. G.C. to verify all existing grades corresponding to OWNER design package in field prior to construction.

03 - MODIFICATION PROCEDURES

SUBSTITUTIONS & CHANGES

1. **Do not** substitute materials, equipment or methods unless such substitution has been approved specifically in writing by the OWNER.
2. Notify the OWNERimmediately by telephone of any hidden, unforeseen conditions which MAY impact work. Confirm all notifications and action required in writing within 24 hours of the event.
3. Milestone date changes must be made in writing by THE OWNER.
4. The OWNER has chosen materials for use on this project as specified. Upon award of the contract, the specified materials shall be ordered immediately and all deliveries confirmed to meet the completion date. Delay in ordering, resulting in materials not being available to the contractor for completion of all work on schedule and resulting in extras, will be the responsibility of the trade responsible for such delays. materials that are unavailable for inclusion in the project that, as a result cause delays, require the OWNER to choose and approve new replacement materials satisfactory to the project, may result in back charges to the said trade, unless the CLIENT has been advised with sufficient time to make such material revisions.
5. Delivery of OWNER-furnished items: the contractor will advise the OWNER in writing, within seven (7) days after awarding, the exact delivery dates and locations they wish to receive all furnished items. Items not scheduled within seven (7) days will be scheduled and delivered at the OWNER's option.

04 - COORDINATION OR SCHEDULE

1. The owner's contractor and each subcontractor shall be thoroughly familiar with the work shown on the drawings and on other contract documents.
2. All said parties are to notify owner immediately of any discrepancies contained within the contract documents prior to proceeding with action which may result in "extra" or additional cost to the owner.
3. Each subcontractor shall coordinate their work with that of others and be aware of all related work to be performed by others, via the owner's contractor.
4. The contractor shall, at all times, afford access to the owner and/or agents and employees to the work wherever it is in preparation and progress. The contractor shall provide facilities necessary for such access for the owner or to perform their functions under the contract documents.
5. G.c. to account for and inspect all millwork fixtures and assorted accessories within 24 hours of delivery to assure the condition and quantity. Notify the owner and the appropriate distributors within 24 hours if the condition or quantity of the aforementioned items are not in accordance with the schedules and specifications contained in the contract documents.
6. The general contractor shall be responsible for coordinating with the owner at their most available date when construction is complete, for visiting the job site and doing the punch list.
7. All sub-contractors shall coordinate their work with the work of others or with existing conditions occurring above or below the premises and shall make changes from time to time as required to accommodate such work or conditions. All changes that shall affect the final appearance of the project shall be approved in advance by owner.
8. Contractor will contact fixture and material suppliers to schedule all deliveries.

05 - REGULATORY REQUIREMENTS

1. Comply with the state and local codes - refer to sheet g001 for building code requirements.
2. All trades and sub shall be registered with the city, county, state, and authorities as required.
3. If required, the general contractor shall be responsible for obtaining a certificate of occupancy from the governing authority.
4. All trades shall conform with all applicable federal, state, municipal, and O.S.H.A. codes, rules and regulations.

06 - SPECIALTY REQUIREMENTS

1. Work shall be completed in a timely manner, consistent with the owner approved construction schedule.
2. The superintendent will be required to maintain a daily journal of events which shall include work performed, number of workers, of each trade on job, construction changes, telephone calls, etc.
3. The contractor shall be responsible to the owner for acts and omissions of his employees, sub- contractors and their agents and employees, and other persons performing any of the work under a contract with the contractor.
4. The contractor agrees that in the performances of the work called for by the contract and contract drawings, will only employ such labor as not to delay or interfere with the speedy and lawful progress of the project and as will be acceptable to and work in harmony with all other workers employed on the construction site.
5. Materials and equipment shall be stored and installed in accordance with manufacturer's instructions, with seals and labels intact and legible. Should a conflict or discrepancy exist between manufacturer's instructions and recommendations, and those on the drawings, the general contractor shall contact owner prior to further work in the area of question.
6. The contractor agrees to accept all owner furnished items at the job site or designated storage space and unload these items from the delivery transport to store premises. Items delivered to a designated storage space shall be delivered by general contractor.
7. The general contractor shall be responsible for security of the project and materials, whether stored within the premises or elsewhere until the point of completion. This shall include all owner-furnished items accepted by the contractor.

07 - SUBMITTALS

1. The general contractor shall provide a physical or digital submittal (shop drawings, product data, or physical samples) for the following:
   - Doors, gates, windows & Storefronts & related hardware
   - Exterior and interior finish material
   - Roofing material
   - Waterproofing
   - Insulation
   - Paint & Stain drawdowns
   - Fire sprinklers, alarms, extinguishers & cabinets
   - Electrical & lighting fixtures
   - Plumbing fixtures & accessories
   - Millwork & cabinetry
   - Elevators
   - Trash & laundry chutes
   - Prefab awnings
   - Steel shop drawings
   - Concrete mixes
   - Signage
2. No portion of the work requiring submission of a shop drawing, product data or samples shall be commenced until the submittal has been approved by the architect. All such portions of the work shall be in accordance with approved submittals.
3. The contractor shall not be relieved from responsibility for errors or omissions in the shop drawings, product data or samples.

ARCHITECTURAL SYMBOLS

Sheet Reference — View Name / SCALE ##

Section — 1 / A101

Level — Name / Elevation

Detail Section — 1 / A101

Detail Callout — 1 / A101

Elevation — 1 / A101

Area Tag — AREA NAME / 150 SF / CODE-OLF / CODE-OCC

Door Tag — D###

Window Tag — W###

Wall Type — ######

Material Tag — ?

Revision Tag — 1

Roof Pitch — 12 / 4

Signage Reference — S0

Tempered Safety Glazing — T

Dimension to Core Structure — <>

Dimension to Finish Face — <>

Fire Extinguisher — FE

Indication of accessible clearances per details provided on sheet G701



ABBREVIATIONS

20200430

(E)	Existing	MED.	Medicine
(N)	New	MFR.	Manufacturer
A.F.F.	Above Finish Floor	MIN.	Minimum
ALUM.	Aluminum	MTL.	Metal
ARCH.	Architect	N.I.C.	Not in Contract
BD.	Board	O.C.	On Center
BLDG.	Building	OD	Overflow Drain
B.O.	Bottom of	OF/CI	Owner Furnished / Contractor Installed
BLKG.	Blocking	OF/OI	Owner Furnished / Owner Installed
B.U.R.	Built-Up Roofing	OPP.	Opposite
CAB.	Cabinet	PD	Primary Drain
C.B.	Catch Basin	P.LAM.	Plastic Laminate
C.L.	Center Line	PLY.	Plywood
CLG.	Ceiling	PL.	Plate
CJ.	Control Joint	P.L.	Property Line
CMU	Concrete Masonry Unit	PR.	Pair
C.O.	Clean Out	PSI	Pounds per Square Inch
CO.	Carbon Monoxide Detector	P.T.	Pressure Treated
COL.	Column	Ref.	Reference
COMM.	Communication	REFR.	Refrigerator
CONC.	Concrete	REQ.	Required
CONT.	Continuous	RET.	Retaining
C.O.T.G	Clean Out To Grade	R.O.	Rough Opening
CTR.	Center	R.O.W.	Right of Way
CTRSK.	Countersunk	S.D.	Smoke Detector
C.F.	Cubic Feet	SF	Square Feet
C.Y.	Cubic Yards	SQ IN	Square Inch
DBL.	Double	SIM.	Similar
DSP	Downspout	SPEC.	Specifications
E.I.F.S.	Exterior Insulated Finish System	SQ	Square
ELEC.	Electrical	TF/OI	Tenant Furnished / Owner Installed
ELEV.	Elevator	TF/CI	Tenant Furnished / Contractor Installed
EQUP.	Equipment	T.O.	Top of
EXT.	Exterior	T.O.P.	Top of Plate
F.A.	Fire Alarm	T.O.C.	Top of Curb
F.E.	Fire Extinguisher	T.O.S.	Top of Slab
FDN.	Foundation	T.O.W.	Top of Wall
FIXT.	Fixture	TYP.	Typical
FIN.	Finish	U.N.O.	Unless Noted Otherwise
FLR.	Floor	V.I.F.	Verify In Field
F.O.F.	Face of Finish	W/	With
F.O.S.	Face of Stud		
FT.	Foot / Feet		
GA.	Gauge		
GR.	Grade		
GYP.	Gypsum		
HDS.	Hardscape		
MAX.	Maximum		

DMHA
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www.dmhaa.com

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Change of Use Permit Submittal

4745 Carpinteria Ave. Mixed Use Dev.

4745 Carpinteria Ave.
Carpinteria, CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Change of Use Permit Submittal	03/30/2025

G002

SYMBOLS, ABBREVIATIONS & NOTES

DMA 20240709

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LEGEND

- Wood Framed Floor/Roof Assembly (1 Hr.)
- Concrete Floor Assembly (1 Hr. min.)
- Moisture Resistant Gypsum Finish
- Wall Assembly Tag Indicator (See A711)
- Masonry Wall (1 Hr. min.)
- Masonry Wall (2 Hr. min.)
- Concrete Column, Refer to Structural Drawings
- Exterior Stud Wall (2 Hr.)
- Exterior Stud Wall (1 Hr.)
- Interior Demising Wall (1 Hr.)
- Concrete Wall (1 Hr. min.)
- Interior Stud Wall
- see Finish Schedule A801

Penetrations of Fire-Resistive Walls, Floor-Ceiling & Roof-Ceiling Shall be Protected as Required per CBC 714.4.1 & 714.5
For Penetrations at Fire Rated Assemblies, Refer to Appendix 1 for Required Treatment

WALL SCHEDULE (SEE A711)

Type Mark	Description
1C8	1 Hr. min. Rated 8" Concrete Cast in Place
1C8F	1 Hr. min. Rated 8" Concrete Cast in Place
1C12F	1 Hr. min. Rated 12" Concrete Cast in Place
1C18F	1 Hr. min. Rated 18" Concrete Cast in Place
1CMU8	1 Hr. Rated 8" CMU Wall
1EX2X6SH+G	1 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Gyp. Interior
1EX2X6SV+G	1 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Gyp. Interior
2C8	2 Hr. min. Rated 8" Concrete Cast in Place
2C8F	2 Hr. min. Rated 8" Concrete Cast in Place
2CMU8	2 Hr. min. Rated 8" CMU Wall
2EX2X6CV+GG	2 Hr. Rated 2x6 Stud Wall W/ Corrugated Metal Finish & Double Gyp. Interior
2EX2X6SH+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
2EX2X6SV+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
2EX12"SV+GG	2 Hr. Rated Double 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
2EXDZX6SV+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
C6	6" Concrete Cast in Place
EX2X4SV	2x4 Stud Wall W/ Siding Finish
ST22	Storefront 2x2 Grid
ST33D	Storefront 3x3 Grid W/ Door

1IN2X6G+G	1 Hr. Rated 2x6 Stud Wall W/ Gypsum Both Sides
1IN12"GG+GG	1 Hr. Rated Double 2x6 Stud Wall W/ Gypsum Both Sides
2IN2X6GG+GG	2 Hr. Rated Double 2x6 Stud Wall W/ Dbl. Gypsum Both Sides
IN2X2G	2x2 Stud Wall W/ Gypsum Finish
IN2X4G	2x4 Stud Wall W/ Gypsum Finish
IN2X4G+G	2x4 Stud Wall W/ Gypsum Finish Both Sides
IN2X6G	2x6 Stud Wall W/ Gypsum Finish
IN2X6G+G	2x6 Stud Wall W/ Gypsum Finish Both Sides
INM4G	2x4 Stud Wall W/ Gypsum Finish

PROPERTY LINE

SETBACK

Area of work under this permit submittal, refer to sheet A102a

Area of work under this permit submittal, refer to sheet A102a

1 Bedroom Townhouse #5
2 Bedroom Townhouse Type 1 #4
2 Bedroom Townhouse Type 2 #3
2 Bedroom Townhouse Type 2 #2
2 Bedroom Townhouse Type 1 #1
1 Bedroom Type 2 #06
2 Bedroom Type 1 #15
2 Bedroom Type 1 #14
2 Bedroom Type 1 #13
2 Bedroom Type 1 #12
2 Bedroom Type 1 #7
2 Bedroom Type 1 #8
2 Bedroom Type 1 #9
2 Bedroom Type 1 #10
1 Bedroom Type 1 #11
Commercial C2
Commercial C3
Commercial C4
Commercial C5
Commercial C6
Commercial C7
Chute

9th Street
Carpinteria Avenue

Weathered 5" Sq. Metal Gutter, Painted

See A100 for Floor Plan General Notes , Accessibility and Exiting Notes, See G102 for Egress

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4745 Carpinteria Ave.
Carpinteria, CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Change of Use Permit Submittal	03/30/2025

A102

EXISTING APPROVED FLOOR PLAN

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

0 8' 16' 32'

DNA 2024/07/31

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WALL SCHEDULE (SEE A711)

Type Mark	Description
1C8	1 Hr. min. Rated 8" Concrete Cast in Place
1C8F	1 Hr. min. Rated 8" Concrete Cast in Place
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1EX2X6SV+G	1 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Gyp. Interior
2C8	2 Hr. min. Rated 8" Concrete Cast in Place
2C8F	2 Hr. min. Rated 8" Concrete Cast in Place
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2EX2X6CV+GG	2 Hr. Rated 2x6 Stud Wall W/ Corrugated Metal Finish & Double Gyp. Interior
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2EX2X6SV+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
2EX12"SV+GG	2 Hr. Rated Double 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
2EXD2X6SV+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
C6	6" Concrete Cast in Place
EX2X4SV	2x4 Stud Wall W/ Siding Finish
ST13	Storefront 1x3 Grid
ST22	Storefront 2x2 Grid
ST33	Storefront 3x3 Grid
ST33D	Storefront 3x3 Grid W/ Door
STLD	Lift Door

1IN2X6G+G	1 Hr. Rated 2x6 Stud Wall W/ Gypsum Both Sides
1IN12"GG+GG	1 Hr. Rated Double 2x6 Stud Wall W/ Gypsum Both Sides
2IN2X6GG+GG	2 Hr. Rated Double 2x6 Stud Wall W/ Dbl. Gypsum Both Sides
IN2X2G	2x2 Stud Wall W/ Gypsum Finish
IN2X4G	2x4 Stud Wall W/ Gypsum Finish
IN2X4G+G	2x4 Stud Wall W/ Gypsum Finish Both Sides
IN2X6G	2x6 Stud Wall W/ Gypsum Finish
IN2X6G+G	2x6 Stud Wall W/ Gypsum Finish Both Sides
INM4G	2x4 Stud Wall W/ Gypsum Finish

Hotel Room #30 — 03/ A133a

Hotel Room #29 — 01/ A133a

Hotel Room #28 — 03/ A132a

Hotel Room #27 — 01/ A132a

Mobility Hotel Room #26 — 03/ A131a

1BDRM Mobility Hotel Room #25 — 01/ A131a

Area of work under this permit submittal

Area of work under this permit submittal

See A100 for Floor Plan General Notes , Accessibility and Exiting Notes, See G102 for Egress

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www.dmhaa.com

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Change of Use Permit Submittal

4745 Carpinteria Ave. Mixed Use Dev.

4745 Carpinteria Ave.
Carpinteria, CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Change of Use Permit Submittal	03/30/2025

A102a

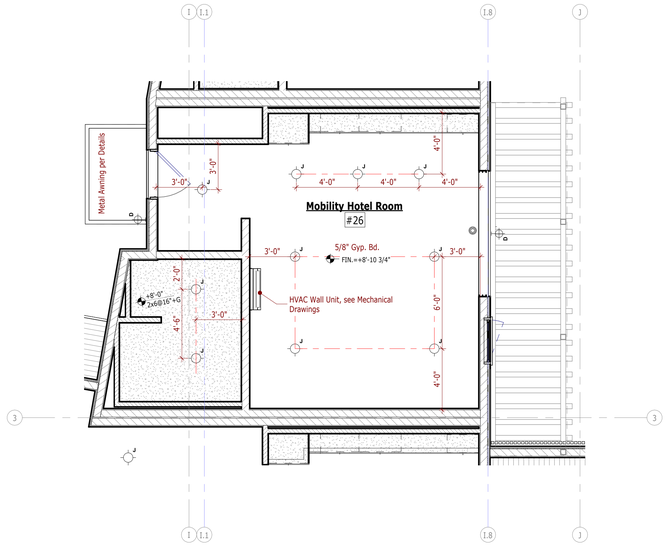
OVERALL FLOOR PLANS - 2ND FLOOR

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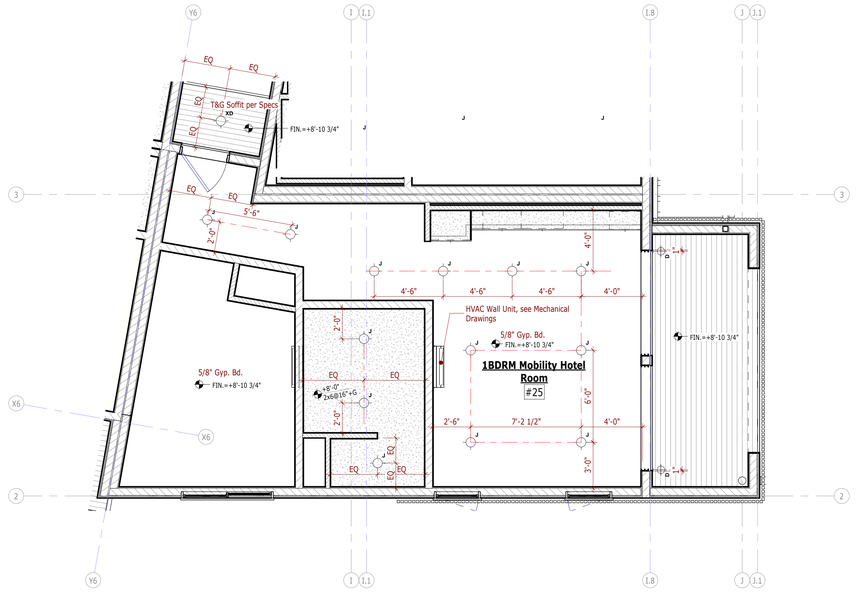
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DMHA 2024/0070.00

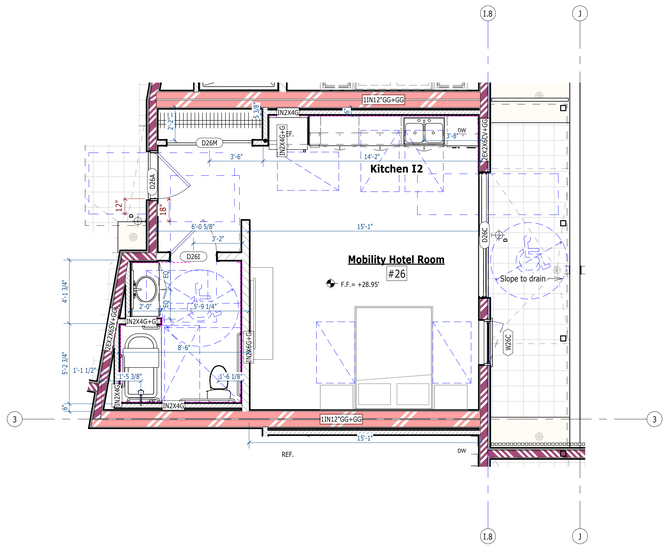
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UNIT #26 CEILING PLAN 04
1/4" = 1'-0"



UNIT #25 CEILING PLAN 02
1/4" = 1'-0"



UNIT #26 FLOOR PLAN 03
1/4" = 1'-0"

UNIT #25 FLOOR PLAN 01
1/4" = 1'-0"

LEGEND

Wood Framed Floor/Roof Assembly (1 Hr.)	Exterior Stud Wall (2 Hr.)
Concrete Floor Assembly (1 Hr. min.)	Exterior Stud Wall (1 Hr.)
Moisture Resistant Gypsum Finish	Interior Demising Wall (1 Hr.)
Wall Assembly Tag Indicator (See A711)	Concrete Wall
Masonry Wall (1 Hr. min.)	Concrete Wall (1 Hr. min.)
Masonry Wall (2 Hr. min.)	Interior Stud Wall
Concrete Column, Refer to Structural Drawings	see Finish Schedule A801

Penetrations of Fire-Resistive Walls, Floor-Ceiling & Roof-Ceiling Shall be Protected as Required per CBC 714.4.1 & CBC 714.5. For Penetrations at Fire Rated Assemblies, Refer to Appendix 1 for Required Treatment

Wall Schedule (see A701 & A702)

Type Mark	Description
1C8F	1 Hr. min. Rated 8" Concrete Cast in Place
1CMU8	1 Hr. Rated 8" CMU Wall
1EX2X6SV+G	1 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Gyp. Interior
2EX2X6CV+GG	2 Hr. Rated 2x6 Stud Wall W/ Corrugated Metal Finish & Double Gyp. Interior
2EX2X6SH+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
2EX2X6SV+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
2EX12"SV+GG	2 Hr. Rated Double 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
1IN12"GG+GG	1 Hr. Rated Double 2x6 Stud Wall W/ Gypsum Both Sides
IN2X4G	2x4 Stud Wall W/ Gypsum Finish
IN2X4G+G	2x4 Stud Wall W/ Gypsum Finish Both Sides
IN2X6G	2x6 Stud Wall W/ Gypsum Finish
IN2X6G+G	2x6 Stud Wall W/ Gypsum Finish Both Sides

CEILING LIGHTING & FIXTURE LEGEND

5/8" Gyp. Ceiling Attached to Framing Above, see Assmmbly details for number of Layers	
5/8" Gyp. Drop Ceiling Stud Frame. Size Per Plan. Sand, Tape And Spackle & Finish per Schedule	
T&G Soffit Attached to Framing Above	
24" X 24" Access Panel per Detail	
Mechanical Diffuser, Exhaust, per Mechanical Drawings	
Light Fixture, Ceiling Mounted, per Electrical Drawings	
Light Fixture, Wall Mounted Sconce, per Electrical Drawings	
Recessd Junction Box, per Electrical Drawings	F
Light Fixture, Wall Mounted Step, per Electrical Drawings	
Light Fixture, Under-Cab Mounted, per Electrical Drawings	B
Smoke/CO Combo Detector, Ceiling Mount, Hard-wired with Battery Backup	SDCO
Smoke Detector, Ceiling Mount, Hard-wired with Battery Backup	SD

INSULATION SCHEDULE

Minimum Insulation per Title 24 Drawings For Energy + Envelope Compliance.
Recommended Level of Insulation Below:

1. Roofs:	**R38 Rigid & Batt (1.5"min. Rigid Above Sheathing)**
2. Decks:	**R38 Rigid & Batt (1.5"min. Rigid Above Sheathing)**
3. Exterior Walls:	**R-21 Batt**
4. Exterior Walls at Commercial Space:	**R-15 Batt**
5. Floors Between Habitable Units:	**R-13 Batt @ Bottom of Framing**
6. Drop Ceilings:	**R-13 Sound Batt**
7. All Interior Walls:	**R-13 Sound Batt**

8. Insulate All Pipe Chases For Sound.
9. Provide Rock Wool Insulation or Equivalent Between All Window & Exterior Door Frame & Rough Framing.

SECTION 11B-804

11B-806.1 General: Transient lodging guest rooms shall comply with Section 11B-806. Guest rooms required to provide mobility features shall comply with Section 11B-806.2. Guest rooms required to provide communication features shall comply with Section 11B-806.3.

11B-806.2 Guest Rooms With Mobility Features: Guest rooms required to provide mobility features shall comply with Section 11B-806.2.

11B-806.2.1 Living and Dining Areas: Living and dining areas shall be accessible.
11B-806.2.2 Exterior Spaces: Exterior spaces, including patios, terraces and balconies, that serve the guest room shall be accessible.

11B-806.2.3 Sleeping Areas: At least one sleeping area shall provide a 36 inch by 48 inch minimum clear space on both sides of a bed. The clear space shall be positioned for parallel approach to the side of the bed.
Exception: Where a single clear floor space complying with Section 11B-305 positioned for parallel approach is provided between two beds, a clear floor or ground space shall not be required on both sides of a bed.

11B-806.2.3.1 Personal Lift Device Floor Space: There shall be a clear space under the bed for the use of a personal lift device. The clear space shall extend under the bed parallel to the long side and be adjacent to an accessible route. The clear space shall extend to points horizontally 30 inches, vertically 7 inches and not more than 12 inches from the head and foot end of the bed.

11B-806.2.4 Toilet and Bathing Facilities: At least one bathroom that is provided as part of a guest room shall comply with Section 11B-603. No fewer than one water closet, one lavatory and one bathtub or shower shall comply with applicable requirements of Sections 11B-603 through 11B-610. In addition, required roll-in shower compartments shall comply with Section 11B-608.2.2 or 11B-608.2.3. Toilet and bathing fixtures required to comply with Sections 11B-603 through 11B-610 shall be permitted to be located in more than one toilet or bathing area, provided that travel between fixtures does not require travel between other parts of the guest room.

11B-806.2.4.1 Vanity Counter Top Space: If vanity counter top space is provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.

11B-806.2.5 Kitchens, Kitchenettes and Wet Bars: Kitchens, kitchenettes and wet bars shall comply with Section 11B-804.

11B-806.2.6 Turning Space: Turning space complying with Section 11B-304 shall be provided within the guest room.

11B-806.3 Guest Rooms With Communication Features: Guest rooms required to provide communication features shall comply with Section 11B-806.3.

11B-806.3.1 Alarms: Where emergency warning systems are provided, fire alarms shall comply with Section 11B-702 and carbon monoxide alarms shall comply with Chapter 9, Section 915.

11B-806.3.2 Notification Devices: Visible notification devices shall be provided to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to visible alarm signal appliances. Telephones shall have volume controls compatible with the telephone system and shall comply with Section 11B-704.3. Telephones shall be served by an electrical outlet complying with Section 11B-309 located within 48 inches of the telephone to facilitate the use of a TTY.

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EDWARD DE TITTERA
NO. C 31321
REN. 01.31.27
STATE OF CALIFORNIA

Change of Use Permit Submittal

4745 Carpinteria Ave. Mixed Use Dev.

4745 Carpinteria Ave.
Carpinteria, CA 93013

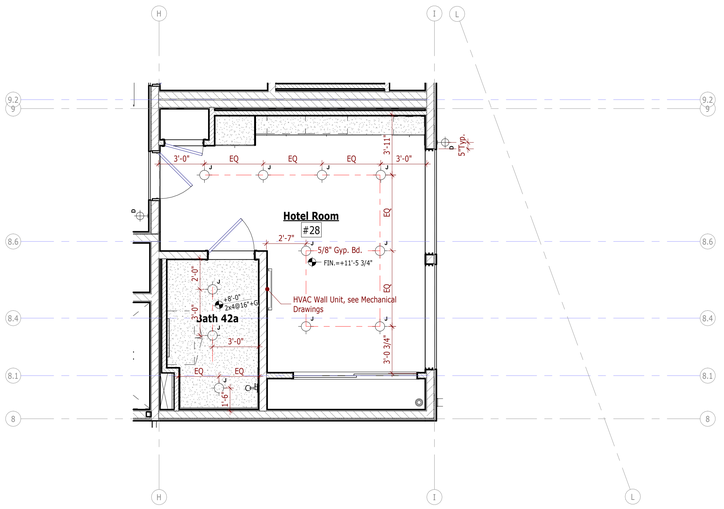
PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Change of Use Permit Submittal	03/30/2025

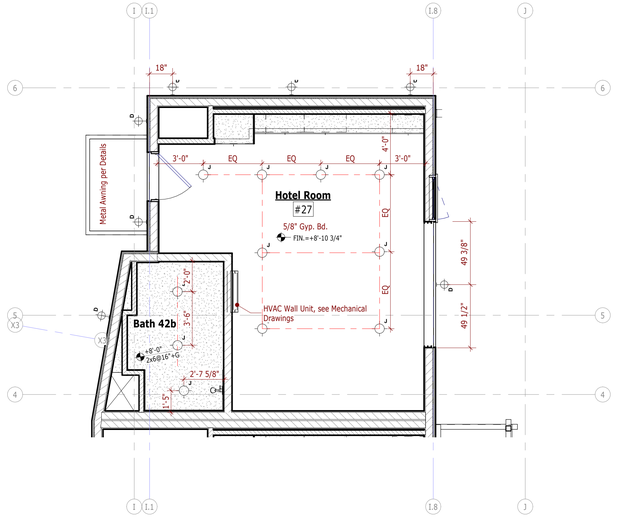
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HOTEL ROOMS #25 & #26

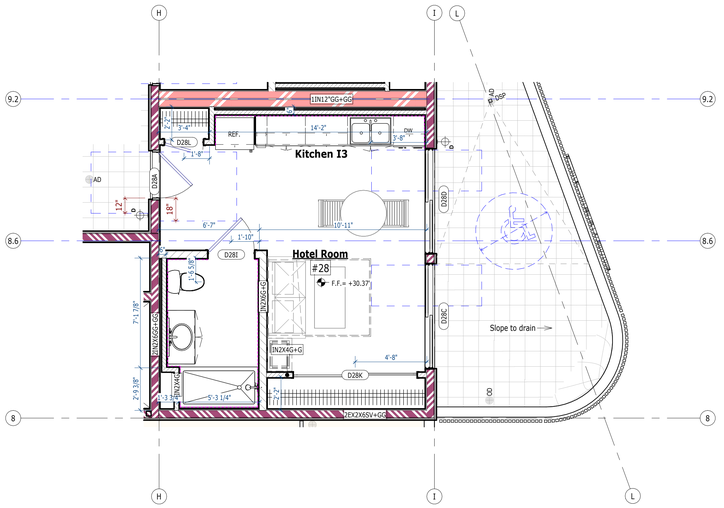
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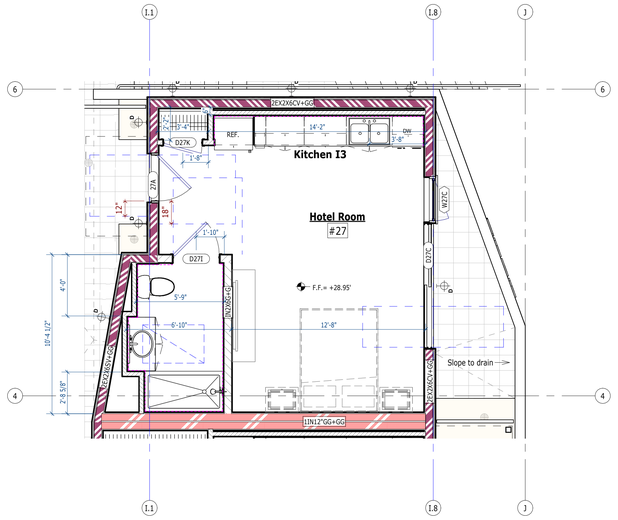
UNIT #28 CEILING PLAN 04
1/4" = 1'-0"



UNIT #27 CEILING PLAN 02
1/4" = 1'-0"



UNIT #28 FLOOR PLAN 03
1/4" = 1'-0"



UNIT #27 FLOOR PLAN 01
1/4" = 1'-0"

LEGEND

Wood Framed Floor/Roof Assembly (1 Hr.)	Exterior Stud Wall (2 Hr.)
Concrete Floor Assembly (1 Hr. min.)	Exterior Stud Wall (1 Hr.)
Moisture Resistant Gypsum Finish	Interior Demising Wall (1 Hr.)
Wall Assembly Tag Indicator (See A711)	Concrete Wall
Masonry Wall (1 Hr. min.)	Concrete Wall (1 Hr. min.)
Masonry Wall (2 Hr. min.)	Interior Stud Wall
Concrete Column, Refer to Structural Drawings	see Finish Schedule A801

Penetrations of Fire-Resistive Walls, Floor-Ceiling & Roof-Ceiling Shall be Protected as Required per CBC 714.4.1 & CBC 714.5. For Penetrations at Fire Rated Assemblies, Refer to Appendix 1 for Required Treatment

Wall Schedule (see A701 & A702)

Type Mark	Description
1C8	1 Hr. min. Rated 8" Concrete Cast in Place
1C8F	1 Hr. min. Rated 8" Concrete Cast in Place
1CMU8	1 Hr. Rated 8" CMU Wall
2C8	2 Hr. min. Rated 8" Concrete Cast in Place
2C8F	2 Hr. min. Rated 8" Concrete Cast in Place
2EX2X6CV+GG	2 Hr. Rated 2x6 Stud Wall W/ Corrugated Metal Finish & Double Gyp. Interior
2EX2X6SV+GG	2 Hr. Rated 2x6 Stud Wall W/ Siding Finish & Double Gyp. Interior
ST13	Storefront 1x3 Grid
ST33	Storefront 3x3 Grid
ST33D	Storefront 3x3 Grid W/ Door
STLD	Lift Door
1IN12"GG+GG	1 Hr. Rated Double 2x6 Stud Wall W/ Gypsum Both Sides
2IN2XGGG+GG	2 Hr. Rated Double 2x6 Stud Wall W/ Dbl. Gypsum Both Sides
IN2X4G	2x4 Stud Wall W/ Gypsum Finish
IN2X4G+G	2x4 Stud Wall W/ Gypsum Finish Both Sides
IN2X6G+G	2x6 Stud Wall W/ Gypsum Finish Both Sides

CEILING LIGHTING & FIXTURE LEGEND

- 5/8" Gyp. Ceiling Attached to Framing Above, see Assmmbly details for number of Layers
- 5/8" Gyp. Drop Ceiling Stud Frame. Size Per Plan. Sand, Tape And Spackle & Finish per Schedule
- T&G Soffit Attached to Framing Above
- 24" X 24" Access Panel per Detail
- Mechanical Diffuser, Exhaust, per Mechanical Drawings
- Light Fixture, Ceiling Mounted, per Electrical Drawings
- Light Fixture, Wall Mounted Sconce, per Electrical Drawings
- Recessd Junction Box, per Electrical Drawings
- Light Fixture, Wall Mounted Step, per Electrical Drawings
- Light Fixture, Under-Cab Mounted, per Electrical Drawings
- Smoke/CO Combo Detector, Ceiling Mount, Hard-wired with Battery Backup
- Smoke Detector, Ceiling Mount, Hard-wired with Battery Backup

INSULATION SCHEDULE

Minimum Insulation per Title 24 Drawings For Energy + Envelope Compliance.
Recommended Level of Insulation Below:

1. Roofs:	**R38 Rigid & Batt (1.5"min. Rigid Above Sheathing)**
2. Decks:	**R38 Rigid & Batt (1.5"min. Rigid Above Sheathing)**
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5. Floors Between Habitable Units:	**R-13 Batt @ Bottom of Framing**
6. Drop Ceilings:	**R-13 Sound Batt**
7. All Interior Walls:	**R-13 Sound Batt**

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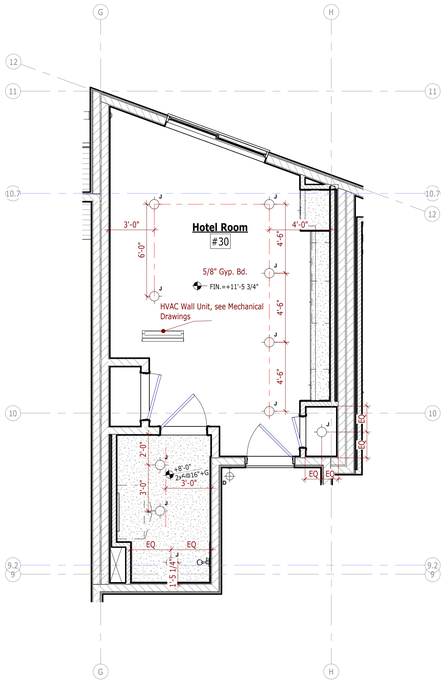
PROJECT #: 22C108

NO.	DESCRIPTION	DATE
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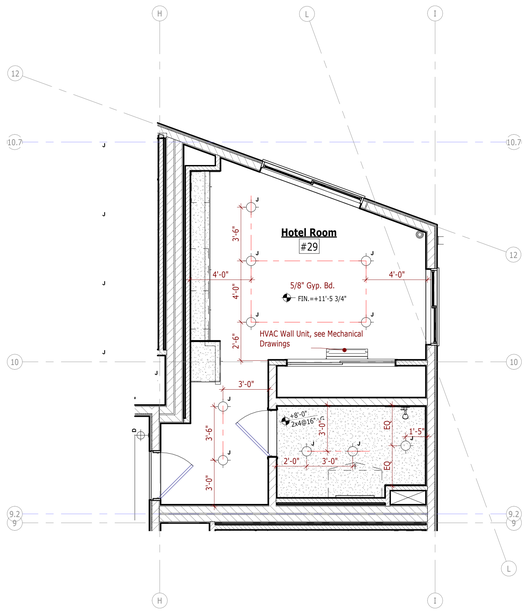
A132a

HOTEL ROOMS #27 & #28

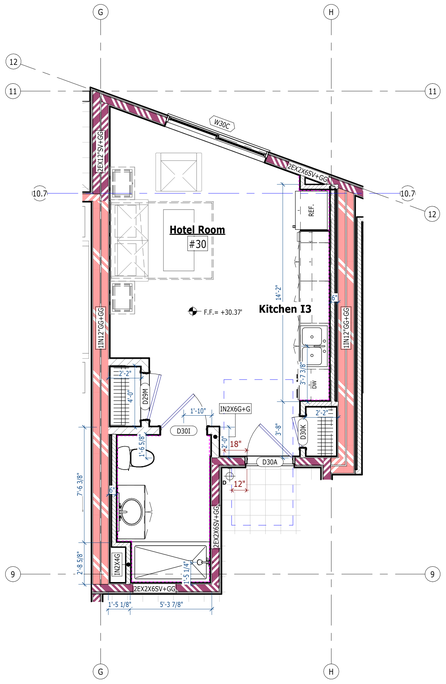
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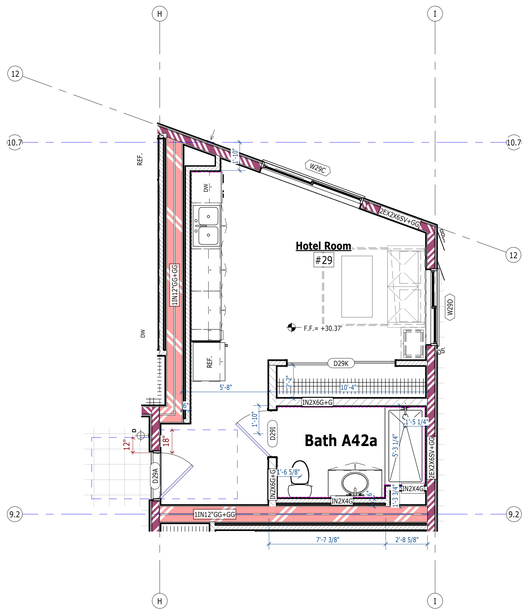
UNIT #30 CEILING PLAN 04
1/4" = 1'-0"



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UNIT #30 FLOOR PLAN 03
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LEGEND

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Light Fixture, Wall Mounted Sconce, per Electrical Drawings	
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Light Fixture, Under-Cab Mounted, per Electrical Drawings	B
Smoke/CO Combo Detector, Ceiling Mount, Hard-wired with Battery Backup	SDCO
Smoke Detector, Ceiling Mount, Hard-wired with Battery Backup	SD

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Exception: Where a single clear floor space complying with Section 11B-305 positioned for parallel approach is provided between two beds, a clear floor or ground space shall not be required on both sides of a bed.

11B-806.2.3.1 Personal Lift Device Floor Space: There shall be a clear space under the bed for the use of a personal lift device. The clear space shall extend under the bed parallel to the long side and be adjacent to an accessible route. The clear space shall extend to points horizontally 30 inches, vertically 7 inches and not more than 12 inches from the head and foot end of the bed.

11B-806.2.4 Toilet and Bathing Facilities: At least one bathroom that is provided as part of a guest room shall comply with Section 11B-603. No fewer than one water closet, one lavatory and one bathtub or shower shall comply with applicable requirements of Sections 11B-603 through 11B-610. In addition, required roll-in shower compartments shall comply with Section 11B-608.2.2 or 11B-608.2.3. Toilet and bathing fixtures required to comply with Sections 11B-603 through 11B-610 shall be permitted to be located in more than one toilet or bathing area, provided that travel between fixtures does not require travel between other parts of the guest room.

11B-806.2.4.1 Vanity Counter Top Space: If vanity counter top space is provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.

11B-806.2.5 Kitchens, Kitchenettes and Wet Bars: Kitchens, kitchenettes and wet bars shall comply with Section 11B-804.

11B-806.2.6 Turning Space: Turning space complying with Section 11B-304 shall be provided within the guest room.

11B-806.3 Guest Rooms With Communication Features: Guest rooms required to provide communication features shall comply with Section 11B-806.3.

11B-806.3.1 Alarms: Where emergency warning systems are provided, fire alarms shall comply with Section 11B-702 and carbon monoxide alarms shall comply with Chapter 9, Section 915.

11B-806.3.2 Notification Devices: Visible notification devices shall be provided to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to visible alarm signal appliances. Telephones shall have volume controls compatible with the telephone system and shall comply with Section 11B-704.3. Telephones shall be served by an electrical outlet complying with Section 11B-309 located within 48 inches of the telephone to facilitate the use of a TTY.

DMHA
ARCHITECTURE + INTERIOR DESIGN
TEL 805.965.7777
1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
www.dmhaa.com

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REGISTERED DE TYSSEN
NO. C 31321
REN. 01.31.27
STATE OF CALIFORNIA

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Change of Use Permit Submittal

4745 Carpinteria Ave. Mixed Use Dev.

4745 Carpinteria Ave.
Carpinteria, CA 93013

PROJECT #: 22C108

NO.	DESCRIPTION	DATE
	Change of Use Permit Submittal	03/30/2025

A133a

HOTEL ROOMS #29 & #30

DMHA-20240925-1

4/4/2025 10:51:43 AM Y:\Shared\DMHA\DMHA Projects\2481113 - 4745 Carpinteria Ave ADU\01 Drawings and Presentations\2481113-4745Carp Hotel.rvt

ATTACHMENT B.

Filed Appeal Applications

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

ATTACHMENT B.

Exhibit 1. Aaron Beaudoin Appeal

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

RECEIVED

JUN 16 2025

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013
(805) 684-5405

APPEAL FORM

Name of Appellant: Aaron Beaudoin

Address: 4692 Carpinteria Ave Apt 37, Carpinteria, CA 93013

Telephone No.: 508-963-9365

If appeal is specifically related to a development project, please state the:

Assessor Parcel No. 003-251-021

Address/Location of property: 4745 Carpinteria Avenue

Case and/or Project No. 23-2221-DPR/CDP

Date of Action taken by Council/Commission/Board or Staff which is being appealed: 6/6/2025 Letter for Notification of Director Approval

Please attach a written description of the decision of the authorized individual or Commission/Board you are appealing and the grounds of your appeal. This description must be prepared pursuant to Chapter 14.78 (Appeals) of the Carpinteria Municipal Code

Signature of Appellant

Date filed: _____

Amount of Fee Paid: _____

Received by: _____

June 16, 2025

From:
Aaron Beaudoin
4692 Carpinteria Ave Apt 37
Carpinteria, CA 93013

To:
Carpinteria Planning Commission

Re:
Klentner Mixed Use Development Revision; 23-2221-DPR/CDP
4745 Carpinteria Aveneue (APN 003-251-021)

Dear Planning Commission:

I live across Carptineria Ave from the Klentner Mixed Use Development at 4745 Carpinteria Avenue. I received a letter dated June 6, 2025 that informed us of the decision of an approved revision to the development plans.

I am filing an appeal per Carpinteria Municipal Code Section 14.78.030. I appeal the decision made by Director Nick Bobruff that the alterations are minor in scope. Per Carpinteria Municipal Code Section 14.68.020, the director may waive the requirement for a new development plan if there are "minor alterations." Source below:

> *"14.68.020 - Applicability.*
> *"A development plan shall be required for all development on property in any zoning district which is subject to the provisions of this chapter, except that the planning director may waive the requirements of this section if the project involves only minor alterations, addition, or replacement to an existing structure and is in conformance with a previously approved development plan on file in the community development department."*

The proposed change revises the second floor general commercial leasable area to a six (6)-room hotel use area. This is not a "minor alternation." I agree that the change is somewhat narrow in scope but the impact of changing from general commercial use to hotel use is a very different to the immediate neighbors of the property.

The building is already well under construction (see below, photo dated Jun 16, 2025). This is a bait and switch from the developer. The developer went through the whole approval process then at the last minute, when the building is mostly constructed, is attempting to change the commercial use area to hotel use. This appears to be an obvious attempt to circumvent the normal approval process that a hotel use proposal would have had to go through and avoid an open public discourse involved in adding hotel rooms to the city.



I ask that the Planning Commission consider the public reaction to the Surfliner Inn. If the true intentions for this development were made clear up front, the public comments would have looked significantly different.

I request that the Planning Commission not allow this revision to the previously approved Development Plan and Coastal Development Permit for the Klentner Mixed Use project. If the developer wants to proceed with hotel use then public comment and city council approval should be reopened with a new development plan.

Thank you for the consideration,

Aaron Beaudoin

ATTACHMENT B.

Exhibit 2. Andrea Harrison & Robert Ruben Gonzalez Appeal

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

Andrea Harrison & Robert Ruben Gonzalez

885 Holly Avenue

Carpinteria, California 93013

805-755-3533

RECEIVED
JUN 16 2025
COMMUNITY DEVELOPMENT DEPARTMENT

June 15, 2025

City of Carpinteria

Community Development Department

5775 Carpinteria Avenue

Carpinteria, CA 93013

Subject: Appeal of Proposed Revision – Klentner Mixed Use Development

Project No. 23-2221-DPR/CDP | 4745 Carpinteria Avenue

Dear Community Development Department,

We are writing as nearby residents and property owners to formally appeal the Community Development Director's decision regarding the proposed revision to the Klentner Mixed Use Development at 4745 Carpinteria Avenue (Project No. 23-2221-DPR/CDP).

Although the revision is described as "minor in nature," this applies only to the physical construction. In practice, the change in use—from approved second-floor general commercial space to a six-room hotel—has significant and far-reaching impacts on surrounding neighbors and the neighborhood as a whole.

Our primary objections are as follows:

1. Increased Traffic, Safety Concerns, and Visitor Confusion
Traffic issues have long been a concern in this area. Carpinteria Avenue is a busy thoroughfare, and the proposed change will exacerbate these problems. The development's access point near Ninth Street presents particular hazards. Ninth Street is a dead-end road that already confuses drivers unfamiliar with the area and sees regular vehicle turnaround. More importantly, the street is heavily used by families, bicycles, and children, particularly due to the pedestrian bridge across the creek and the high-density housing located at the end of the block. Increased vehicle traffic from transient hotel guests unfamiliar with the neighborhood layout creates a heightened risk for accidents and disruption in what currently functions as an active residential corridor.

2. Mischaracterization of Hotel Unit Size and Affordability
The proposed hotel rooms are described as "small," with unit sizes of 420 square feet for studios and 690 square feet for one-bedroom units. In the context of Carpinteria's lodging inventory, these units are not small and suggest a more upscale offering. The project documentation does not indicate that these are "lower-cost visitor accommodations," and the proposed unit sizes and design features are inconsistent with what we and our neighbors would consider affordable—such as rates comparable to the local Motel 6.

3. Insufficient Parking and Increased Pressure on Neighborhood Resources
The current proposal does not provide adequate parking for hotel guests. Unlike traditional commercial tenants who vacate the premises in the evening, hotel guests will require overnight parking—placing added pressure on an already strained parking environment. The neighborhood is currently underserved in terms of parking capacity, and surrounding businesses already generate overflow. Allowing this change will further limit availability for nearby residents and increase competition for limited street parking.

4. Loss of Community-Serving Commercial Space
The original approval included second-floor commercial space that could support small businesses, local services, or professional offices contributing to the community fabric. Converting this area to transient hotel use removes that

opportunity and replaces it with a use that is less integrated with long-term community interests and more oriented toward tourism.

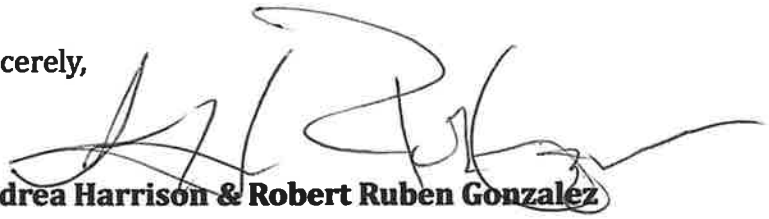
5. Lack of Broader Neighborhood Awareness and Notification
Many of our neighbors did not receive or review the City's letter notifying them of the proposed revision. While we cannot speak for all, we can confidently state that the views expressed in this letter reflect the shared concerns of many in our immediate neighborhood, several of whom were unaware of the scope of this revision. A change of this magnitude should require more robust community outreach and public input.

In summary, while the interior revisions may be modest in scope, the change in use is significant and places a real burden on the neighborhood. This development has already been the subject of intense community scrutiny, and allowing these changes to move forward without full public review is unacceptable.

We respectfully urge the City to deny the proposed revision or, at minimum, require a public hearing that provides an opportunity for thorough community input. Please consider this letter our formal appeal of the Community Development Director's decision.

Thank you for your time and consideration.

Sincerely,



Andrea Harrison & Robert Ruben Gonzalez

885 Holly Avenue

Carpinteria, CA 93013

ATTACHMENT B.

Exhibit 3. Karen Aragaki Appeal

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

From: K Ara
To: Nick Bobroff
Cc: Public Comment
Subject: Appeal against, KlentnerMixed Use Development Revision
Date: Monday, June 16, 2025 4:22:22 PM
Attachments: image.png
image.png
Appeal-Form_filled by KA.pdf
Appeal-Form_filled by KA.pdf
Appeal-Form_filled by KA.pdf
Appeal-Form_filled by KA.pdf

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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013
(805) 684-5405

APPEAL FORM

Name of Appellant: Karen Aragaki

Address: 4677 Carpinteria Ave Spc L, Carpinteria, CA 93013

Telephone No.: 805-684-4272

If appeal is specifically related to a development project, please state the:

Assessor Parcel No. 033-251-021

Address/Location of property: 4745 Carpinteria Ave. Carpinteria, CA 93013

Case and/or Project No. 23-2221-DPR/CDP

Date of Action taken by Council/Commission/Board or Staff which is being appealed: June 6, 2025

Please attach a written description of the decision of the authorized individual or Commission/Board you are appealing and the grounds of

Please attach a written description of the decision of the authorized individual or Commission/Board you are appealing and the grounds of your appeal. This description must be prepared pursuant to Chapter 14.78 (Appeals) of the Carpinteria Municipal Code

cb6cb770-13a8-4007-a89f-1ddb3ab8e953 Digitally signed by cb6cb770-13a8-4007-a89f-1ddb3ab8e953 Date: 2025.06.10 15:12:57 -07'00'

Signature of Appellant

Date filed: _____

Amount of Fee Paid: _ _ _ _ _ _ _

Received by: _____

Name of Appellant: Karen Aragaki
Address: 4677 Carpinteria Ave Spc L
Telephone No.: 805-684-4272

Appeal is specifically related to a development project:

Assessor Parcel No. 033-251-021
Address/Location of property: 4745 Carpinteria Ave. Carpinteria, CA 93013
Case and/or Project No. 23-2221-DPR/CDP
Date of Action taken by Council/Commission/Board or Staff which
is being appealed: June 6, 2025

I am appealing the revision to the previously approved Development Plan & Coastal Development Permit for the Klentner Mixed Use project - 23-2221-DPR/CDP

This is an abuse of discretion through arbitrary purposes.
This revision is wrapped up and covered up with non-housing units by requesting to use incentives and/or concessions for visitor units, after the citizens stopped following the project once they felt their comments were heeded and that the approval was made for what they heard would be approved.

If these 6 rooms, were built as studio housing units, they would be an immediate help toward reducing Carpinteria's lack of housing.
This is a perfect example of where housing units should be added, not visitor hotel/motel units.
Look at the reduced number of one bedroomand affordable housing units this project first started out having, while reducing the number of onsite parking spaces.

This quiet stealthy revision request is, coming at the 11th hour, leaving most Carpinteria residents unaware that Visitor rooms are now being approved.
The city planners are using the regulations that are set up to make it easy for government officials to disregard citizen's opposing opinions and leaving Carpinteria citizen's with no immediate means to vote against this revision.

Future "plans" do not minimize the lack of Carpinteria's housing and parking challenges right now, which already has a direct impact on the welfare of City residents.
Carpinteria is required by the state to have an additional 901 housing units by 2031 and we are behind on that goal so should not be adding visitor units. Carpinteria, the county & the state should be concentrating on increasing living units.

This is a prime example of "You can't fight city hall", because the regulations, rules, laws, are stacked in the government's and developer's favor."

Karen Aragaki
karagaki@hotmail.com

ATTACHMENT C.

City Council Action Letter & Adopted Resolution

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

CITY of CARPINTERIA, CALIFORNIA

March 27, 2024

Michael Stroh, DMHA Architects
1 N Calle Cesar Chavez, Suite 102
Santa Barbara, CA 93103

Re: Notification of City Council Action
4745 Carpinteria Avenue Mixed Use Development, 23-2221-DP/CDP
4745 Carpinteria Avenue (APN 003-251-021)

Dear Mr. Stroh:

On March 26, 2024, the City Council took action on the following item:

Request for a Development Plan and Coastal Development Permit to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet. Maximum building height to the top of the proposed three-story element would be approximately 35 feet, seven inches from finished grade.

The 24-unit apartment complex would be comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom "townhouse" units facing Ninth Street. The 4 one-bedroom units would range in size from 996 – 1,163 square feet; the 16 two-bedroom units would range in size from 1,122 – 1,310 square feet; and the 4 two-bedroom "townhome" units would range in size from 1,472 – 1,486 square feet. The four "townhouse" units and one of the one-bedroom units (Unit 5) would be two-story units fronting on Ninth Street. Of the remaining units, Units 6 through 15 would be second floor flats and Units 16 through 24 would be third floor flats. The "townhouse" units would be provided with either a ground floor covered porch (Unit 1 and Unit 4) or both a ground floor covered porch and a second floor private deck (Units 2, 3 and 5). All other units would be provided with second- or third-level private decks oriented toward the perimeter of the property.

The proposed two-story commercial building would be located along the property's Carpinteria Avenue frontage and would contain a ground level commercial space of 1,303 square feet and an upper-level commercial space of 2,741 square feet. The commercial square footage is proposed to be divided into (up to) five tenant suites, with a single ground floor space and the remaining four spaces on the second floor. The ground floor commercial space would feature a covered patio area along the Carpinteria Avenue frontage.

The ground-level covered parking podium would provide a total of 53 parking spaces onsite to serve both the proposed commercial and residential elements of the project, and would rely upon a mix of "standard" and "compact" spaces. The applicant is requesting approval of a Development Plan Modification to allow eight of the total parking spaces provided onsite to be designated "compact" spaces (15% of the total number of spaces). Bicycle storage, trash enclosures, and utility/mechanical closets would be provided within the covered parking podium area. Vehicular access to the parking would be provided from a "primary" driveway on Carpinteria Avenue and a "secondary" driveway entrance from Ninth Street, at the rear of the project site. Room for six parallel spaces would be provided in the Ninth Street right-of-way for public on-street parking as part of the required project frontage improvements.

Open space and landscaping for the project would be provided along the west side of the property within the required 50-foot setback buffer from the adjacent Franklin Creek channel. The buffer area would feature bioretention swales that can doubly serve as part of the restored protective creek buffer and stormwater measures for the proposed development. A meandering walking path would lead through the buffer, connecting Ninth Street and Carpinteria Avenue. Spaces for ornamental landscaping would also be provided along the project's two street frontages and along the interior side property line. Additional open space and landscape areas for the use of apartment residents would be provided in centralized courtyard spaces on the second and third levels, in a "rooftop" deck space in the rear corner of the third level, and on a "green roof" space above the ground floor commercial space's covered patio.

The proposal calls for utilizing the state's Density Bonus Law (Gov. Code §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units beyond what the City's maximum density would allow for under the current zoning designation in exchange for designating a certain number of the apartment units as income-restricted rentals. Specifically, the project calls for setting aside three units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) in exchange for a density bonus of six additional units. These additional granted units and the low-income restricted units are included the project figures described above. The three low-income restricted units are proposed as one-bedroom units (Units 5, 6 and 11).

Pursuant to Density Bonus Law, the proposal requests the use of incentives or concessions from the local jurisdiction's development standards to facilitate the construction of the project and/or to accommodate the increased density. Specifically, the project proposes to utilize the reduced required parking rates for residential developments subject to density bonus provisions, and to request the two following concessions/incentives and/or waivers or reductions in development standards to: 1.) Allow for increased building height beyond the 30-foot maximum allowed by the City; and 2.) Allow for building lot coverage in excess of the 50% maximum limit for the Planned Residential Development ("PRD-13") zoned portion of the property.

The City Council approved the project with the following revisions to the Conditions of Approval:

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated March 26, 2024) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan and Coastal Development Permit to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet. Maximum building height to the top of the proposed three-story element would be approximately ~~35 feet, seven inches~~ 34 feet, 2 inches from finished grade.

   The 24-unit apartment complex would be comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom "townhouse" units facing Ninth Street. The 4 one-bedroom units would range in size from 996 – 1,163 square feet; the 16 two-bedroom units would range in size from 1,122 – 1,310 square feet; and the 4 two-bedroom "townhome" units would range in size from 1,472 – 1,486 square feet. The four "townhouse" units and one of the one-bedroom units (Unit 5) would be two-story units

fronting on Ninth Street. Of the remaining units, Units 6 through 15 would be second floor flats and Units 16 through 24 would be third floor flats. The "townhouse" units would be provided with either a ground floor covered porch (Unit 1 and Unit 4) or both a ground floor covered porch and a second floor private deck (Units 2, 3 and 5). All other units would be provided with second- or third-level private decks oriented toward the perimeter of the property.

The proposed two-story commercial building would be located along the property's Carpinteria Avenue frontage and would contain a ground level commercial space of 1,303 square feet and an upper-level commercial space of 2,741 square feet. The commercial square footage is proposed to be divided into (up to) five tenant suites, with a single ground floor space and the remaining four spaces on the second floor. The ground floor commercial space would feature a covered patio area along the Carpinteria Avenue frontage.

The ground-level covered parking podium would provide a total of 53 parking spaces onsite to serve both the proposed commercial and residential elements of the project, and would rely upon a mix of "standard" and "compact" spaces. The applicant is requesting approval of a Development Plan Modification to allow eight of the total parking spaces provided onsite to be designated "compact" spaces (15% of the total number of spaces). Bicycle storage, trash enclosures, and utility/mechanical closets would be provided within the covered parking podium area. Vehicular access to the parking would be provided from a "primary" driveway on Carpinteria Avenue and a "secondary" driveway entrance from Ninth Street, at the rear of the project site. Room for six parallel spaces would be provided in the Ninth Street right-of-way for public on-street parking as part of the required project frontage improvements.

Open space and landscaping for the project would be provided along the west side of the property within the required 50-foot setback buffer from the adjacent Franklin Creek channel. The buffer area would feature bioretention swales that can doubly serve as part of the restored protective creek buffer and stormwater measures for the proposed development. A meandering walking path would lead through the buffer, connecting Ninth Street and Carpinteria Avenue. Spaces for ornamental landscaping would also be provided along the project's two street frontages and along the interior side property line. Additional open space and landscape areas for the use of apartment residents would be provided in centralized courtyard spaces on the second and third levels, in a "rooftop" deck space in the rear corner of the third level, and on a "green roof" space above the ground floor commercial space's covered patio.

The proposal calls for utilizing the state's Density Bonus Law (Gov. Code §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units beyond what the City's maximum density would allow for under the current zoning designation in exchange for designating a certain number of the apartment units as income-restricted

rentals. Specifically, the project ~~calls for~~ would set~~ting~~ aside one unit for households that fall within the very low-income level (30% to 50% of the area median income ("AMI")), and ~~three~~ two units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) in exchange for a density bonus of six additional units. These additional granted units and the ~~low-~~income restricted units are included the project figures described above. The ~~three low-~~income restricted units are proposed as one-bedroom units (Units 5, 6 and 11).

Pursuant to Density Bonus Law, the proposal requests the use of incentives or concessions from the local jurisdiction's development standards to facilitate the construction of the project and/or to accommodate the increased density. Specifically, the project proposes to utilize the reduced required parking rates for residential developments subject to density bonus provisions, and to request the two following concessions/incentives and/or waivers or reductions in development standards to: 1.) Allow for increased building height beyond the 30-foot maximum allowed by the City; and 2.) Allow for building lot coverage in excess of the 50% maximum limit for the Planned Residential Development ("PRD-13") zoned portion of the property.

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.

PROJECT SPECIFIC CONDITIONS

2. The design, scale and character of the project architecture and landscape shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. As agreed to by the applicant at the Planning Commission meeting on February 5, 2024, the applicant shall set back the western edge of the western third floor units (Units 21-24) toward the center of the project by Three (3) feet while maintaining the interior courtyard dimensions. The applicant further shall study ~~revisions to the plans to reduce the overall height of the project, and~~ privacy considerations for the portions of the units facing the interior courtyards. *In addition, as offered and agreed to by the applicant at the City Council meeting on March 26, 2024, the applicant shall reduce the height of the three-story element of the project by 17 inches, resulting in a maximum building height of 34 feet, 2 inches from finished grade.* **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall

review submitted plans, provide direction to the ARB regarding this condition, and site inspect during the construction phase.

37. The applicant shall provide Three (3) ~~low-~~income restricted dwelling units (16.67% of project units). ~~available for rent at prices affordable to households earning up to 80% of Area Median Income (AMI)~~ Specifically, as offered and agreed to by the applicant, the project would set aside one unit for households that fall within the very low-income level (30% to 50% of the area median income ("AMI")), and two units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) consistent with the provisions of Government Code §§ 65915-65918 (Density Bonus Law). **Requirements and Timing**: Prior to issuance of the building permit, the applicant shall execute and record an *Affordable Housing Regulatory Agreement* (Agreement), which shall include a Restrictive Covenant (Covenant). The Agreement and Covenant shall be based on the City's model documents and subject to the review and approval of CDD and the City Attorney. As agreed to by the applicant at the Planning Commission meeting on February 5, 2024, the units shall remain affordable for a period of 99 years, beginning upon date of issuance of the occupancy clearance for said units. The running of the covenant shall toll during any period of violation.

The Agreement shall include, but not be limited to, the following information about the project:

a. The total number of units approved for the housing development, including the number of affordable dwelling units and manager's unit;
b. A description of the household income group to be accommodated by the housing development and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with California Department of Housing and Community Development and Housing and Urban Development guidelines;
c. The marketing plan for the affordable units;
b. The location, unit sizes (square feet) and number of bedrooms of the affordable dwelling units;
c. Tenure of the use restrictions for affordable dwelling units for a period of 99 years;
d. A schedule for completion and occupancy of the affordable dwelling units;
e. A description of the additional incentives and concessions being provided by the City;
f. A description of the remedies for breach of the agreement by the owners, developers and/or successors in interest of the project;
g. Other provisions to ensure successful implementation and compliance with the City's Density Bonus ordinance, Government Code §§ 65915-65918 (Density Bonus Law), and California Department of Housing and Community Development and Housing and Urban Development guidelines; and

h. Other provisions to ensure compliance with applicable local, state, and federal tenant protection regulations.

In addition, the Agreement shall provide for the following conditions governing the use of affordable dwelling units during the applicable restriction period:

a. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and maintaining the affordable dwelling units for qualified tenants;
b. Provisions requiring owners to annually verify tenant incomes and maintain books and records to demonstrate compliance.
c. Provisions requiring owners to submit an annual report to the City, which includes the name, address and income of each person occupying the affordable dwelling unit and which identifies the bedroom size and monthly rent or cost of each unit; and
d. The applicable use restriction period shall comply with the time limits for continued availability as specified above.

44. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated March 26, 2024, and with the agreed upon modification to increase the setback the western edge of the western third floor units (Units 21-24) toward the center of the project by Three (3) feet while maintaining the interior courtyard dimensions during the February 5, 2024 Planning Commission meeting. In addition, as offered and agreed to by the applicant at the City Council meeting on March 26, 2024, the applicant shall reduce the height of the three-story element by 17 inches, resulting in a maximum building height of 34 feet, 2 inches from finished grade. Substantial conformity shall be determined by the Community Development Department Director.

Because the project is within the Coastal Appeals Overlay, the project approval is also subject to a 10-working day California Coastal Commission ("CCC") appeal period which commences after receipt of the notice of final act by the CCC. (Pub. Res. Code, § 30603, subd. (c); Cal. Code Regs., tit. 14, § 13572.) No appeal fee is required for projects located within the Coastal Appeals Overlay. More information on the CCC appeal process is available here: https://www.coastal.ca.gov/cdp/cdp-forms.html.

In accordance with Chapter 15.80 of the Carpinteria Municipal Code ("CMC"), the applicant shall pay Development Impact Fees ("DIFs"). The amount of the fees as detailed in the staff report prepared for the Planning Commission hearing is estimated to be $397,933.41 with other fees estimated to be $ 123,145.97. CMC section 15.80.090 requires payment of DIFs for commercial projects prior to the issuance of a Building Permit; residential DIFs are allowed to

be collected consistent with Government Code section 66007(a), which states that DIFs for residential projects shall be collected on the date of final inspection or issuance of a certificate of occupancy, whichever occurs first, except as provided in Government Code section 66007(b)(1). Fee amounts are updated no less frequently than in July of each year; thus, when final fee calculations are made at the time the fees are paid, the fee amounts may vary from the estimate given at the initial development approval. Fees are always considered an estimate until the date of payment. The 90-day period during which you may file a protest regarding the imposition of these fees pursuant to Government Code section 66020(a) commenced on February 6, 2024.

Conditions of Approval for the project and City Council Resolution No. 6295 are attached to this letter for your records. **A separate copy of the last page of the Conditions of Approval is also attached. Please sign and return this page to the Community Development Department.** Should you have any questions or need further information regarding this action letter or the project, please contact Brian Banks at (805) 755-4414.

Sincerely,

Nick Bobroff, Director
Community Development Department

Attachment: City Council Resolution with Attachments

cc: Justin Klentner, Owner
Project file, 23-2221-DP/CDP/ARB

RESOLUTION NO. 6295

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, APPROVING A REQUEST BY EDWARD DEVICENTE, DMHA ARCHITECTURE, ON BEHALF OF JUSTIN KLENTNER, OWNER, FOR A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT (PROJECT 23-2221- DP/CDP/ARB) FOR THE 4745 CARPINTERIA AVENUE MIXED USE DEVELOPMENT PROJECT LOCATED AT 4745 CARPINTERIA AVENUE (APN 003-251-021).

WHEREAS, Edward DeVicente, Architect, on behalf of Justin Klentner, filed an application on April 14, 2023, to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development consisting of a 24-unit, 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue; and

WHEREAS, the application was subsequently deemed complete and accepted by the City of Carpinteria ("City") as being consistent with the applicable submittal requirements on November 28, 2023; and

WHEREAS, a similar mixed-use proposal was previously reviewed at a conceptual level during a joint meeting of the City Council-Planning Commission-Architectural Review Board ("ARB") on December 19, 2022 wherein feedback was provided to the applicant; and

WHEREAS, the ARB considered the proposed project at a conceptual review level at their May 25, 2023 meeting, and at a preliminary review at their August 31, 2023 and October 26, 2023 meetings, culminating in an ARB recommendation for preliminary approval with comments; and

WHEREAS, applicant is applying provisions of the state's Density Bonus Law (Gov. Code §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units which exceed the City's maximum density under the current general plan and zoning designations in exchange for designating three of the units as low-income-restricted rentals; and

WHEREAS, applicant is requesting concessions or incentives and/or waivers or reduction of development standards under the provisions of Density Bonus Law to allow the project building height and lot coverage to exceed the City's maximum height and lot coverage under the current general plan and zoning designation to facilitate the construction of the project; and

WHEREAS, applicant is requesting use of the specified parking ratios under provisions of Density Bonus Law to allow the project to provide 53 total parking spaces for the onsite commercial and residential uses, including visitor spaces; and

WHEREAS, the Planning Commission conducted a noticed public hearing and received evidence regarding the application for the Development Plan and Coastal Development Permit; and

WHEREAS, the Planning Commission considered a request for a modification of the zoning district requirements for allowance of fifteen percent (15%) of the project parking spaces to be of compact size as specified in Chapter 14.54; and

WHEREAS, on February 5, 2024 the Planning Commission made the required findings and approved the Development Plan and Coastal Development Permit for Project 23-2221-DP/CDP/ARB; and

WHEREAS, on February 12, 2024 the City Council acted to appeal the Planning Commission's decision, raising issues including traffic, General Plan/Coastal Plan consistency, and the applicability of State housing laws, about which it would like to receive further information; and

WHEREAS, the City Public Works Department has reviewed the project plans and has recommended conditions of approval to ensure the proposed project would meet all required traffic design and engineering standards; and

WHEREAS, the City Public Works Department has reviewed the project traffic study, General Plan/Coastal Plan policies and the Zoning Code standards that are relevant to the project; and

WHEREAS, the City Council has conducted a noticed public hearing on March 26, 2024 and received evidence regarding the application for the Development Plan and Coastal Development Permit; and

WHEREAS, the City Council finds that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15332 (in-fill development projects).

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct, and incorporated herein by reference.

SECTION 2. The Carpinteria City Council herby resolves that the Development Plan and Coastal Development Permit are approved, making the findings for approval outlined in Exhibit 1, and subject to the Conditions of Approval provided in Exhibit 3, both of which are incorporated herein by reference.

SECTION 3. The Carpinteria City Council hereby accepts the Notice of Exemption prepared for the project, attached hereto as Attachment F and incorporated herein by reference, as having satisfied the requirements of CEQA.

PASSED, APPROVED AND ADOPTED on this 26th day of March, 2024, by the following vote:

AYES:	COUNCILMEMBER(S):	Lee, Nomura, Alarcon, Clark
NOES:	COUNCILMEMBER(S):	None
ABSENT:	COUNCILMEMBER(S):	Solorzano (recused)
ABSTAIN:	COUNCILMEMBER(S):	None

Mayor, City of Carpinteria

ATTEST:

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

I hereby certify that the foregoing resolution was adopted at a special meeting of the City Council of the City of Carpinteria held on March 26, 2024.

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

APPROVED AS TO FORM:

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

RESOLUTION NO. 6295

FINDINGS
PROJECT 23-2221-DP/CDP/ARB
4745 Carpinteria Avenue Mixed Use Project

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

1.0 Administrative Findings

The City Council hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the City Council, Planning Commission, and Architectural Review Board 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 Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan and Coastal Development Permit was submitted on April 14, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 28, 2023. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the applicable City's 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 Architectural Review Board at duly noticed public meetings which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

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

1.2 California Environmental Quality Act

As presented in the staff report and Notice of Exemption prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the City Council finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Section 15332 (In-fill Development Projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes redevelopment of a project site substantially surrounded by urban uses and that meets all of the statutory criteria required for use of the In-fill Development Projects exemption.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission or City Council shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project is consistent with the City's General Plan/Coastal Plan. The project site's General/Coastal Plan Land Use is split-designated as Visitor-Serving Commercial ("VC") and General Commercial ("GC"), with the VC designated approximately one-third of the property located along the Carpinteria Avenue frontage and the remaining GC-designated portion of the property located on the remaining southerly two-thirds of the property. The proposed commercial elements of the project would allow for uses such as restaurants or retail business, consistent with the VC designation. The GC General/Coastal Plan designation allows for a mixture of retail, service, office, and residential uses as would be typical of a mixed-use project.

   The project is also consistent with the City's applicable Zoning designations and development standards. The project site is split-zoned with the majority of the property zoned Commercial Planned Development ("CPD"), and remaining portion zoned Planned Residential Development ("PRD-13"). The CPDD zone designation allows for commercial development including a variety of office,

retail, service, and wholesale businesses, as well as residential development with "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The project would place all the commercial elements and a portion of the residential elements of the project within the portion of the property zoned CPD, consistent with the types of uses permissible in this zone district. The PRD zone designation allows for a variety of residential densities, housing types and designs, including multifamily residential developments (such as apartment complexes). The proposed portion of the project site within the PRD-zoned area of the lot would include ground-level parking and two levels (above) of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district.

The proposed development is also in conformance with the applicable Visitor-serving Commercial ("V"), Flood Hazard ("FH") and Coastal Appeals ("CA") Overlay districts and would comply with the additional development standards for each, in addition to complying with the base zone district standards as modified under the provisions provided by state Density Bonus Law with respect to density, lot coverage, building height, and required parking. The project qualifies for Density Bonus Law by setting aside three units of the eighteen base units for low-income households at affordable rents for a period of 99 years in exchange for a 29.0% bonus density (i.e., six additional units). The project also proposes use of one concessions or incentive to exceed the maximum building height; and one waiver or reduction of development standards to exceed the PRD zone district maximum lot coverage. The project also calls for utilizing the reduced residential parking requirements stipulated in state Density Bonus Law to reduce the overall required number of residential parking spaces.

The project also calls for utilizing a mix of both standard-size and compact-size parking spaces to meet its parking requirements. As reflected on the project plans, the applicant proposes to designate eight of the 53 total spaces (~15%) as compact spaces and therefore sought approval of a Modification to the development standards as to the design (size) of the parking spaces. The City's Zoning standards do not include standardized provisions for the use of compact-sized spaces, however, by satisfying the required number of parking spaces (as modified under the provisions of Density Bonus Law), and satisfying at least one of the required criteria for approval of a Modification (i.e., provision of affordable housing units), the project would comply with the zone district parking requirements. The project further may otherwise qualify for parking reductions under other provisions of state housing law.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

   As presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of

February 5, 2024, and herein incorporated by reference, the proposed mixed-use project is sited and designed to avoid risks to life and property, and is consistent with the contemplated density for this site as shown in the City's Land Use Map, and as modified through application of state Density Bonus Law. The project site is located in an area that, according to the Safety Element of the City's General Plan/Coastal Land Use Plan, has high potential for both liquefaction and expansive soils. As such, a site-specific geotechnical study was prepared for the project which provides recommendations for foundation design and construction techniques. These recommendations and techniques, along with the application of current building and seismic codes as part of the building permit review process, would ensure that the proposed development is safe from a geologic perspective. Additionally, the development is designed to comply with FEMA regulations and the City's floodplain management ordinance to ensure the development is safe from flood hazards. Further, the project site is not identified as being located in an area prone to tsunami or sea level rise hazards. Finally, the site is not located within a mapped high fire severity area and with the application of current building and fire codes as part of the building permit review process, the project would be safe from fire hazards.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   As presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project will not cause substantial environmental damage. The project site is currently developed with a commercial equipment and tool rental business with the entirety of the site disturbed and devoid of any sensitive habitat. The western portion of the project site borders Franklin Creek, which, though channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, is considered potential habitat area and the creek channel and adjacent buffer are considered important coastal resources that shall be protected. As such, consistent with the City's Creeks Preservation Program, the proposed project includes the required 50-foot setback from the adjacent Franklin Creek channel. This creek setback "buffer" area is required to be protected in perpetuity as part of the project and restored as riparian and/or upland habitat as incorporated into the project plans. Additionally, the project incorporates vegetated bioswales that would be used to capture, treat and retain stormwater runoff from the project site, and other Low Impact Development ("LID") measures to treat stormwater and protect the adjacent creek from untreated runoff. Furthermore, the project incorporates tree protection measures to ensure that the offsite native sycamore trees west of the project site along the creek corridor are protected during construction of the project. Lastly, standard construction phase conditions of approval are included to ensure temporary impacts related to dust, erosion/sedimentation, spills/water quality, air quality/emissions, and noise would be avoided or minimized.

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

   The proposed development will not conflict with any recorded public access easements as no recorded pubic access easements affect the property, nor are public easements required to effectuate project approval.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   As presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project will not adversely affect necessary community services. A traffic study prepared by a qualified traffic engineer, was provided by the applicant as part of the project review. The study utilized the County's Vehicle Miles Travelled ("VMT") calculator and regional traffic models in addition to an analysis of certain project-specific elements including the mixed-use design, including integration of affordable rental units, location in close proximity to transit stops, and the inclusion of electric vehicle charging and parking spaces, for the analysis. The study was provided to the City's contract traffic engineering consultant for peer-review, and the City's consultant confirmed the study was adequate and agreed with its conclusions that the project would not result in an adverse impact to traffic circulation. Additionally, City Public Works staff have reviewed the project plans and confirmed that with the implementation of a six-foot red curb on each side of the proposed Carpinteria Avenue driveway, the project would meet the City's engineering standards and would be safe from a traffic engineering design perspective.

   The project site is presently served by all utilities and services, and the described project can continue to be adequately served by all required utilities and public services. The project was reviewed by the Carpinteria Valley Water District, Carpinteria Sanitary District and Carpinteria-Summerland Fire Protection District, with each indicating the ability to serve the project. Electrical, natural gas, and telecommunication services are all available at the site.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

   As presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use

project will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood. Through successive project design iterations in response to comments received during the City's architectural review process, the project's Ninth Street elements have been reduced in height from the original application submittal. In addition, even with the parking reductions incorporated into the project as allowed under state Density Bonus Law, the project provides in excess of the minimum number of required on-site parking spaces allowable under state law. The project is an in-fill development on a site that is substantially surrounded by urban uses and is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood and the City's General Plan/Coastal Land Use Plan.

As discussed in more detail in the General Plan / Coastal Plan Neighborhood Policy analysis below, the proposed in-fill project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood by the City's General Plan/Coastal Land Use Plan.

Downtown mixed-use developments that provide opportunities for both new/expanded commercial development in the downtown and much needed new workforce housing help to achieve the intent of the above Land Use Element policies. Such developments concentrate workforce housing near job centers and existing businesses, and in close proximity to essential services (including, but not limited to, transit). Higher density mixed use developments also help to foster a livelier and more vital downtown district by introducing additional year-round residents to the area to supplement seasonal tourism and support enhanced opportunities for use of alternative transportation.

The proposed development will not adversely affect necessary community services. A traffic study prepared by a qualified traffic engineer, was provided by the applicant as part of the project review. The study utilized the County's Vehicle Miles Travelled (VMT) calculator and regional traffic models in addition to an analysis of certain project-specific elements including the mixed-use design, integration of affordable rental units, location in close proximity to transit stops, and the inclusion of electric vehicle charging and parking spaces for the analysis. The study was provided to the City's contract traffic engineering consultant for peer-review, and the City's consultant confirmed the study was adequate and agreed with its conclusions that the project would not result in an adverse impact to traffic circulation.

The redevelopment of the site with a multi-story mixed-use development creates an opportunity to gain additional utility out of a rare large, but under-developed site in the City's Downtown "T" district.

Cumulatively, this new square footage would provide expanded opportunities for new visitor-serving commercial development to be introduced at the west end of

the downtown core, and present an opportunity to provide compatible commercial activity in this part of the downtown. To maintain consistency with the intent of these policies, future commercial tenants of the ground floor space, at minimum, would need to be visitor-serving in nature.

The site's location within the Downtown "T" on Carpinteria Avenue would also allow the project to utilize existing transit and alternative transportation infrastructure. Carpinteria Avenue is improved with class II bicycle lanes and continuous sidewalks leading into the downtown, and MTD's line 20 bus service runs along Carpinteria Avenue with stops in close proximity to the project site. The City's train station platform is located approximately one-half-mile away.

1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. Energy efficient heating/cooling; or
2. Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or
3. Provision of a larger amount of open space or landscaping than the minimum requirements of the district.

As presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the project calls for utilizing a mix of both standard-size and compact-size parking spaces to meet its parking requirement. As reflected on the project plans, the applicant designates eight of the 53 total spaces (~15%) as compact spaces and therefore sought approval of a Modification to development standards as to the design (size) of the parking spaces. As currently designed, the parking area serves as a "podium" over which the majority of the project is constructed, thus maximizing the available site area for open space and landscaping. Allowing for the compact spaces further allows for the provision of more parking spaces and/or a smaller development footprint for the parking area. Given the alternatives allowed by the state Density Bonus Law, the fact that the project may also qualify for coverage under AB 2097 to eliminate parking entirely, and because the project provides three dedicated low-income affordable housing units and innovative design, the Planning Commission can make the required Findings #2 and 3, as provided in the Municipal Code.

1.5 Coastal Development Permit Finding

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

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

   As presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference, the proposed mixed-use project is in conformity with the applicable provisions of the City's certified Local Coastal Program. The project is an in-fill development on a site that is substantially surrounded by urban uses and is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown neighborhood and the City's General Plan/Coastal Land Use Plan's Visitor-Serving Commercial ("VC") and General Commercial ("GC") land use designations.

   The project is also consistent with the City's Commercial Planned Development ("CPD") and Planned Residential Development ("PRD-13") zoning designations. The CDP zone designation allows for commercial development including a variety of office, retail, service, and wholesale businesses, as well as residential development with "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). The project would place all the commercial elements and a portion of the residential elements of the project within the portion of the property zoned CPD, consistent with the types of uses permissible in this zone district. The PRD zone designation allows for a variety of residential densities, housing types and designs, including multifamily residential developments (such as apartment complexes). The proposed portion of the project site within the PRD-zoned area of the lot would include ground-level parking and two levels (above) of residential apartments. Such uses would be consistent with the types of land uses permissible in this zone district.

   The proposed development is also in conformance with the Visitor-serving Commercial ("V"), Flood Hazard ("FH") and Coastal Appeals ("CA") Overlay districts and would comply the additional development standards for each, in addition to complying with the base zone district standards as modified under the provisions provided by state Density Bonus Law with respect to density, lot coverage, building height and required parking, and as further modified through approval of a Development Plan Modification to allow for 15% of the provided onsite parking to utilize compact-size spaces.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the City Council hearing of March 26, 2024 and the staff report prepared for the Planning Commission hearing of February 5, 2024, and herein incorporated by reference. As discussed in these staff reports, the project has been found to be consistent with the applicable objectives and policies of the Land Use; Community Design; Circulation; Open Space, Recreation & Conservation; Safety; Noise; Public Facilities; and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

CITY COUNCIL HEARING
PROJECT 23-2221-DP/CDP/ARB
4745 CARPINTERIA AVE (APN 003-251-021)
MARCH 26, 2024

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
4745 CARPINTERIA AVE MIXED-USE PROJECT

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 Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated March 26, 2024) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan and Coastal Development Permit to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet. Maximum building height to the top of the proposed three-story element would be approximately 34 feet, 2 inches from finished grade.

   The 24-unit apartment complex would be comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom "townhouse" units facing Ninth Street. The 4 one-bedroom units would range in size from 996 – 1,163 square feet; the 16 two-bedroom units would range in size from 1,122 – 1,310 square feet; and the 4 two-bedroom "townhome" units would range in size from 1,472 – 1,486 square feet. The four "townhouse" units and one of the one-bedroom units (Unit 5) would be two-story units fronting on Ninth Street.

Of the remaining units, Units 6 through 15 would be second floor flats and Units 16 through 24 would be third floor flats. The "townhouse" units would be provided with either a ground floor covered porch (Unit 1 and Unit 4) or both a ground floor covered porch and a second floor private deck (Units 2, 3 and 5). All other units would be provided with second- or third-level private decks oriented toward the perimeter of the property.

The proposed two-story commercial building would be located along the property's Carpinteria Avenue frontage and would contain a ground level commercial space of 1,303 square feet and an upper-level commercial space of 2,741 square feet. The commercial square footage is proposed to be divided into (up to) five tenant suites, with a single ground floor space and the remaining four spaces on the second floor. The ground floor commercial space would feature a covered patio area along the Carpinteria Avenue frontage.

The ground-level covered parking podium would provide a total of 53 parking spaces onsite to serve both the proposed commercial and residential elements of the project, and would rely upon a mix of "standard" and "compact" spaces. The applicant is requesting approval of a Development Plan Modification to allow eight of the total parking spaces provided onsite to be designated "compact" spaces (15% of the total number of spaces). Bicycle storage, trash enclosures, and utility/mechanical closets would be provided within the covered parking podium area. Vehicular access to the parking would be provided from a "primary" driveway on Carpinteria Avenue and a "secondary" driveway entrance from Ninth Street, at the rear of the project site. Room for six parallel spaces would be provided in the Ninth Street right-of-way for public on-street parking as part of the required project frontage improvements.

Open space and landscaping for the project would be provided along the west side of the property within the required 50-foot setback buffer from the adjacent Franklin Creek channel. The buffer area would feature bioretention swales that can doubly serve as part of the restored protective creek buffer and stormwater measures for the proposed development. A meandering walking path would lead through the buffer, connecting Ninth Street and Carpinteria Avenue. Spaces for ornamental landscaping would also be provided along the project's two street frontages and along the interior side property line. Additional open space and landscape areas for the use of apartment residents would be provided in centralized courtyard spaces on the second and third levels, in a "rooftop" deck space in the rear corner of the third level, and on a "green roof" space above the ground floor commercial space's covered patio.

The proposal calls for utilizing the state's Density Bonus Law (Gov. Code §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units beyond what the City's maximum density would allow for under the current zoning designation in exchange for designating a certain number of the apartment units as income-restricted rentals. Specifically, the project would aside one unit for households that fall within the very low-income level (30% to 50% of the area median income ("AMI")), and two units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) in exchange for a density bonus of six additional

units. These additional granted units and the income restricted units are included the project figures described above. The income restricted units are proposed as one-bedroom units (Units 5, 6 and 11).

Pursuant to Density Bonus Law, the proposal requests the use of incentives or concessions from the local jurisdiction's development standards to facilitate the construction of the project and/or to accommodate the increased density. Specifically, the project proposes to utilize the reduced required parking rates for residential developments subject to density bonus provisions, and to request the two following concessions/incentives and/or waivers or reductions in development standards to: 1.) Allow for increased building height beyond the 30-foot maximum allowed by the City; and 2.) Allow for building lot coverage in excess of the 50% maximum limit for the Planned Residential Development ("PRD-13") zoned portion of the property.

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.

PROJECT SPECIFIC CONDITIONS

AESTHETICS

2. The design, scale and character of the project architecture and landscape shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. As agreed to by the applicant at the Planning Commission meeting on February 5, 2024, the applicant shall set back the western edge of the western third floor units (Units 21-24) toward the center of the project by Three (3) feet while maintaining the interior courtyard dimensions. The applicant further shall study privacy considerations for the portions of the units facing the interior courtyards. In addition, as offered and agreed to by the applicant at the City Council meeting on March 26, 2024, the applicant shall reduce the height of the three-story element of the project by 17 inches, resulting in a maximum building height of 34 feet, 2 inches from finished grade. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition, and site inspect during the construction phase.

3. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review and approval of the Community Development Department.

4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be reviewed and approved by CDD with input from the ARB. **Monitoring**: CDD and ARB shall review final plans for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final plans.

5. Interior building lighting shall be limited outside of business hours to that necessary for emergency or security purposes. Interior building lighting shall be outfitted with timers, motion sensors or similar technologies to ensure that the lighting is turned off when not in use. **Plan Requirements and Timing:** Specifications for automatic lighting controls and any interior security/emergency lighting shall be depicted on the plans submitted for Building Permit review, to be reviewed and approved by CDD prior to Building Permit Issuance. **Monitoring:** CDD shall review the construction plans for compliance with this measure prior to Building Permit issuance and shall inspect the project site prior to occupancy clearance.

6. All mechanical equipment including, but not limited to, heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, utility meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

8. Owner shall not install any over-the-air reception devices (OTARD), such as satellite dishes, television or radio antenna or other communication or transmission devices, on the building, in common areas or on roofs located more than thirty (30) feet above finished grade. All other OTARD devices located on the building, in common areas, on roofs or on the property shall include reasonable screening to prevent impacts to surrounding properties consistent with applicable Federal Communication Commission regulations.

9. No signage is approved under this Development Plan. Applicants shall develop and submit for City review and approval, a comprehensive sign program for the development. **Plan Requirements**: The sign program shall depict the allowed sign types, materials, sizes and

locations for signage for all commercial tenant spaces, as well as any proposed identification signage for the development, and shall be consistent with the City's sign regulations as specified in CMC §14.58. **Timing:** The Sign Program shall be submitted to, and approved, by the Community Development Department prior to Occupancy Clearance. CDD may refer the program to the Architectural Review Board for review. **Monitoring:** CDD staff shall review all tenant signage applications for consistency with the approved sign program.

BIOLOGY

10. The applicant shall implement the recommended tree protection measures outlined in the arborist report prepared by Bill Spiewak dated August 10, 2023, and listed below, during demolition/construction activities within the project site. Such measures shall include, but not be limited to, the following:
    a. Fence off all trees from construction at the critical root zone or where practical with six-foot high chain link or orange construction fence with metal stakes;
    b. No activities or storage of construction materials shall be allowed within the fenced areas unless approved by CDD;
    c. Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted;
    d. All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying;
    e. Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor;
    f. Compaction of the root zone shall be avoided by spreading three to four inches of mulch. If necessary, plywood or equivalent shall be placed on top;
    g. During hot, dry periods, the foliage may need to be washed with high pressure water to remove construction dust;
    h. Project arborist shall be notified prior to any activities within the critical root zone;
    i. Leave existing hardscape (i.e., asphalt) in place as long as practicable to aid with the protection of the root system;
    j. Utilize caissons and grade beams for any foundation work close to the trees (stay at least 15 feet from the trunks of the trees); and
    k. Final landscaping around trees shall be compatible in water demand to these specific trees' needs with minimal trenching for lighting and irrigation.

    Plan Requirements/Timing: This condition shall be printed on all final building and grading plans. Tree protection measures shall be implemented prior to- and during construction as applicable. **Monitoring:** CDD shall coordinate with the project arborist prior to initiation of construction to ensure tree protection measures are in place. CDD shall spot check in the field to ensure ongoing compliance with this measure.

11. All ground disturbances and vegetation removal within the 50-foot setback of Franklin Creek shall be limited to the demolition, grading for site preparation, landscaping and

storm water improvements depicted on the approved project plans. **Plan Requirements:** The 50-foot setback area shall be shown on all grading plans. **Timing:** Protective fencing shall be installed along the 50-foot setback prior to any earth movement. **Monitoring:** CDD shall perform site inspections throughout all grading and construction activities.

12. The applicant shall implement a creek buffer restoration plan. The plan shall include, but not be limited to, the following measures:
    a. Landscaping shall be with native and non-invasive plantings only.
    b. Only low voltage lighting shall be installed. Lighting shall be directed away from the creek corridor.
    c. Only wildlife permeable fencing shall be installed within the creek buffer area.
    d. Non-native species shall be removed from the creek buffer area.
    e. The plantings shall be in place and any non-natives removed prior to issuance of occupancy clearance.

    Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit a creek buffer restoration plan, prepared by a CDD approved biologist, to CDD for review and approval. **Timing:** Restoration work shall commence prior to issuance of occupancy clearance. **Monitoring:** CDD staff shall site inspect the restoration area. Maintenance shall be confirmed through site inspections.

13. To minimize construction impacts, the applicant shall prepare and submit a Construction Mitigation Plan to Community Development for review and approval. Such plans, which must be prepared by a City-approved professional biologist, arborist or landscape architect, shall include, but not be limited to, the following required measures:

    Pre-Construction:
    a. The limits of the construction area shall be clearly shown on the plans and fenced or flagged on the construction site. All construction activities shall stay within these limits;
    b. Prior to commencement of construction activities, protective fencing shall be erected around the outermost limits of the protected zones of native trees and adjacent to the construction area. Such fencing shall remain in place until all construction is complete. For the purposes of this project, the protected zone of a native tree shall extend five feet from the tree dripline or 15 feet from the trunk of the tree, whichever is greater;
    c. No construction, grading, staging or materials storage shall be allowed within the fenced exclusion areas or within the protected zones of any onsite or adjacent native trees;
    d. Construction activities shall be scheduled to avoid the breeding seasons of sensitive wildlife species located within 300 feet of the proposed improvements;
    e. Construction Phase Requirements from the City's Water Quality Protection Regulations shall be implemented to minimize impacts related to runoff, erosion and water quality;

f. The use of herbicides shall be minimized by using manual removal methods to eliminate undesired vegetation whenever possible.

Post-Construction:

g. Permanent native landscaping shall be provided to developed areas;

h. The planting of any landscape plants listed on the California Exotic Pest Plant Council's Lists of Exotic Pest Plants of Greatest Ecological Concern in California is prohibited in any environmentally sensitive habitat areas ("ESHA") or creek setback area;

i. Project applicant and any and all successors shall provide informational materials to future occupants that ensure protective standards/conditions of approval are recognized and complied with throughout the life of the project;

j. Post-Construction Requirements from the City's Water Quality Protection Regulations will be implemented to minimize impacts to runoff, erosion, and water quality;

k. All new fencing shall be wildlife permeable as defined by the following criteria:
    a. Fences shall have a wooden (not wire) rail at the top;
    b. Fences shall be less than 40 inches high; and,
    c. Fences shall have a space greater than 14 inches between the ground and the bottom rail.

l. All exterior lighting shall be minimized, restricted to low intensity features, shielded and directed away from creek ESHA to minimize impacts to wildlife. Permitted lighting shall conform to the following standards:
    i. The minimum necessary to light walkways used for entry and exit to the structure, including parking areas on the site. This lighting shall be limited to fixtures that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Community Development Director;
    ii. Security lighting attached to the residence that is controlled by motion detectors and is limited to 60 watts, or the equivalent;
    iii. The minimum lighting necessary for safe vehicular use of the driveway. The lighting shall be limited to 60 watts, or the equivalent;
    iv. A light, not to exceed 60 watts or the equivalent, at the entrance to any non-residential accessory structures; and,
    v. No lighting around the perimeter of the site, no lighting for sports courts or other private recreational facilities and no lighting for aesthetic purposes is allowed.

Plan Requirements and Timing: Prior to issuance of a Grading or Building Permit, the applicant shall submit a Construction Mitigation Plan, prepared by a CDD approved biologist, arborist or landscape architect to CDD for review and approval. All requirements shall be specified on grading and building plans and graphically depicted if feasible. Protective fencing shall be installed prior to start of grading or construction. **Monitoring:** CDD shall site inspect throughout grading and construction activities.

LANDSCAPE

14. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and,
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

15. The project landscaping outside of the creek buffer area shall consist of drought-tolerant, native and/or Mediterranean type species. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structural development. **Plan Requirements:** Prior to issuance of a Grading or Building Permit, the applicant shall enter into an agreement with the City to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit the final landscape and irrigation plan to CDD for review and approval. **Timing:** Prior to occupancy clearance, landscape and irrigation shall be installed. **Monitoring:** Prior to occupancy clearance, CDD shall verify installation and check maintenance as needed. Release of performance security requires CDD approval.

16. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of

Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

CULTURAL RESOURCES

17. In the event archaeological remains are encountered during grading, 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 Grading or Building Permit and shall spot check in the field for compliance.

18. If human remains are uncovered during ground disturbing activities, the applicant shall immediately halt work and contact the Santa Barbara County Coroner to evaluate the remains. CDD shall be contacted immediately after contact or attempted contact with the County Coroner and all excavation activities on the project site shall cease. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified and no further excavation activity shall occur on the site until consultation is complete with the most likely descendant, the Coroner and the CDD staff. Authorization to resume construction shall only be given by the City after consultation with the most likely descendent and shall include implementation of all appropriate measures to protect any possible burial sites or human remains. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

GRADING

19. Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:
    a. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation during grading and construction activities.
    b. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment offsite. Any sediment or other materials tracked offsite shall be removed the same day as they are tracked using dry cleaning methods.

c. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters and excavated inlet sediment traps.

d. Graded areas shall be revegetated within three weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.

Plan Requirements: The grading and erosion and sediment control plan shall be submitted for review and approved by CDD and Public Works ("PW") prior to issuance of a Grading Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify CDD and PW prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized. **Monitoring:** CDD shall inspect revegetation and ensure compliance with plan. Grading inspector shall monitor installation and maintenance of erosion control measure throughout all grading and construction activities.

20. Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to issuance of a Grading Permit, a drainage plan shall be submitted to CDD and Public Works for review and approval. The plan shall include the location(s) of all proposed pipelines, the entire length of all proposed pipelines, trees located within 15 feet of the pipeline, pipe diameters, locations where the pipe(s) would surface in the creek and amount of water that would flow from each pipeline. **Timing:** The components of the drainage plan shall be implemented prior to commencement of construction of structures. **Monitoring:** CDD shall site inspect during grading.

GEOLOGY

21. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

NOISE

22. All noise attenuation measures specified in the Acoustical and Construction Noise Study prepared by Rincon Consultants, dated August 1, 2023, shall be implemented to ensure that interior noise levels do not exceed 45 CNEL in habitable rooms. The measures shall include, but not be limited to, the following noise attenuation features:

    a. Provide mechanical ventilation so that windows may be left closed by occupants. This can be achieved passively with z-ducts, fresh air ducts or approved equal.
    b. All exterior walls shall meet a Sound Transmission Class (STC) rating of at least 46.
    c. All windows and sliding glass doors shall be rated STC 26 (assumed to be standard dual pane windows required per Title 24 energy standards) or higher.
    d. All entry doors shall be insulated against weather and sound with non-porous seals. Caulk entry door thresholds as they are placed.
    e. Use permanently non-hardening sealant around perimeter of window frames.
    f. Window assemblies shall be constructed with effective non-porous gaskets or weatherstripping to minimize air infiltration and sound leakage.
    g. Provide airtight construction at all exterior walls with acoustical or other non-hardening sealant at floor plates.
    h. Use door jamb and head gasketing and door bottom gasketing at entry doors to seal the solid core doors against weather and sound.

    Plan Requirements/Timing: All sound attenuation measures shall be incorporated into the building plans submitted for building permit plan check. Applicable plan sheets (i.e., mechanical, windows and doors, etc.) shall be in substantial compliance with the measures outlined in the acoustical study. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

23. Construction activity 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 and/or citations. **Monitoring:** Building Inspector shall spot check and respond to complaints.

24. In addition to the construction hour limitations, all construction noise reduction measures specified in the Acoustical and Construction Noise Study prepared by Rincon Consultants, dated August 1, 2023, shall be implemented to limit short-term noise impacts during construction, including, but not limited to:

    a. **Mufflers.** During all phases of demolition and construction, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.

b. **Stationary Equipment.** All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.

c. **Equipment Staging Areas.** Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.

d. **Smart Back-up Alarms.** Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.

e. **Electrically- and Hydraulically-Powered Tools and Facilities**. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible. To the extent feasible, hydraulic equipment shall be used instead of pneumatic impact tools.

f. **Noise Disturbance Coordinator**. The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.

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.

25. The use of amplified sound equipment in the outdoor courtyard areas and unit deck or porch areas shall be limited so as to not constitute a public nuisance or violate any applicable City noise ordinances. **Monitoring:** CDD shall periodically inspect to ensure compliance. CDD and/or Sheriff Office deputies shall respond to any filed noise complaints.

SOLID WASTE

26. The permittee shall develop and implement a Solid Waste Management Program. The program shall include, but is not limited to, the following measures:
    a. Provision of *One (1) Four-cubic yard* bin for storage of recyclable materials within the project site.
    b. Development of a Source Reduction Plan (SRP) describing the recommended program(s) and the estimated reduction of solid waste disposed by the project.
    c. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). To ensure compliance, the applicant shall develop an integrated solid waste management program, including recommended source reduction, recycling,

composting programs, and/or a combination of such programs, subject to CDD review and approval.

Plan Requirement: The applicant shall submit a Solid Waste Management Program to CDD for review and approval prior to issuance of a Building Permit. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project. **Monitoring:** CDD shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

27. 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.

28. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

AIR QUALITY

29. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.

d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

30. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

31. The following Diesel Exhaust Control Measures should be implemented during construction activities:

a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.

b. The engine size of construction equipment shall be the minimum practical size.

c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

d. Construction equipment shall be maintained in tune per the manufacturer's specifications.

e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.

f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.

h. Diesel powered equipment should be replaced by electric equipment whenever feasible.

i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD shall respond to complaints, as applicable.

WATER QUALITY

32. 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.

33. 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.

STORM WATER

34. The project shall provide for onsite retention of storm water runoff, infiltration, and recharge where feasible. Feasibility shall be determined by CDD and Public Works. Retention basin(s) shall be maintained for the life of the project by the landowner. Recharge systems shall be developed in conjunction with Public Works and CDD. **Plan Requirements:** A drainage plan showing the location and design of the retention basins shall be submitted to CDD and Public Works for review and approval. Long term maintenance requirements shall be specified in a maintenance program submitted by the landowner. **Timing:** Retention and/or recharge basins shall be installed (landscaped and irrigated subject to CDD and Public Works approval) prior to occupancy clearance. **Monitoring:** CDD shall site inspect for installation and maintenance of landscaping. Public Works approval is required on final grading/drainage plans, and CDD approval is required for release of the performance security.

35. The applicant shall follow the County of Santa Barbara Stormwater Technical Guide to implement Post-Construction Runoff Control Measures (PCRs) to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development. **Plan Requirements**: The applicant shall implement a Storm Water Control Plan (SWCP) that includes the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural PCRs to address identified pollutants; a proposed Operation and Maintenance Plan; a method for ensuring maintenance of all PCRs over the life of the project; and certification by a licensed civil engineer, architect, or landscape architect. The approved measures shall be shown on all building plans. **Timing:** Prior to issuance of a Grading or Building Permit, the SWCP shall be submitted to Public Works. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. The terms of the Operation and Maintenance Plan shall be followed to maintain facilities. **Monitoring:** Public Works shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

UTILITIES

36. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

HOUSING

37. The applicant shall provide Three (3) income restricted dwelling units (16.67% of project units). Specifically, as offered and agreed to by the applicant, the project would set aside one unit for households that fall within the very low-income level (30% to 50% of the area median income ("AMI")), and two units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) consistent with the provisions of Government Code §§ 65915-65918 (Density Bonus Law). **Requirements and Timing**: Prior to issuance of the building permit, the applicant shall execute and record an *Affordable Housing Regulatory Agreement* (Agreement), which shall include a Restrictive Covenant (Covenant). The Agreement and Covenant shall be based on the City's model documents and subject to the review and approval of CDD and the City Attorney. As agreed to by the applicant at the Planning Commission meeting on February 5, 2024, the units shall remain affordable for a period of 99 years, beginning upon date of issuance of the occupancy clearance for said units. The running of the covenant shall toll during any period of violation.

The Agreement shall include, but not be limited to, the following information about the project:

a. The total number of units approved for the housing development, including the number of affordable dwelling units and manager's unit;
b. A description of the household income group to be accommodated by the housing development and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with California Department of Housing and Community Development and Housing and Urban Development guidelines;
c. The marketing plan for the affordable units;
b. The location, unit sizes (square feet) and number of bedrooms of the affordable dwelling units;
c. Tenure of the use restrictions for affordable dwelling units for a period of 99 years;
d. A schedule for completion and occupancy of the affordable dwelling units;
e. A description of the additional incentives and concessions being provided by the City;
f. A description of the remedies for breach of the agreement by the owners, developers and/or successors in interest of the project;
g. Other provisions to ensure successful implementation and compliance with the City's Density Bonus ordinance, Government Code §§ 65915-65918 (Density Bonus Law), and California Department of Housing and Community Development and Housing and Urban Development guidelines; and
h. Other provisions to ensure compliance with applicable local, state, and federal tenant protection regulations.

In addition, the Agreement shall provide for the following conditions governing the use of affordable dwelling units during the applicable restriction period:

a. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and maintaining the affordable dwelling units for qualified tenants;
b. Provisions requiring owners to annually verify tenant incomes and maintain books and records to demonstrate compliance.
c. Provisions requiring owners to submit an annual report to the City, which includes the name, address and income of each person occupying the affordable dwelling unit and which identifies the bedroom size and monthly rent or cost of each unit; and
d. The applicable use restriction period shall comply with the time limits for continued availability as specified above.

38. Owner shall provide direct connections to high-speed internet service, including wireless access (e.g., Wi-Fi), to each residential unit and all residential tenants at no charge. The City acknowledges that Owner does not operate a high-speed internet service and thus is not responsible to configure a tenant's personal computer or other similar devices and temporary internet services outages may occur outside the control of the Owner. Owner may require residential tenants to comply with reasonable restrictions on the use of the internet service consistent with applicable federal, state and local laws and regulations. Tenants shall have the right to alternative internet service at the tenant's own expense.

39. Owner shall designate at least One (1) on-site manager that resides in the project consistent with applicable California Department of Housing and Community Development and Housing and Urban Development guidelines.

40. None of the dwelling units shall be operated as short-term vacation rentals or otherwise leased for a period of less than 30 days.

PARKING

A minimum of 53 parking spaces (45 standard spaces and 8 "compact" spaces) shall be maintained onsite for the life of the project. Parking spaces shall remain available for the use of residents and customers only. In addition, bicycle parking for a minimum of 12 bicycles shall be provided onsite and maintained for the life of the project. Additional bicycle parking shall be provided in the public right-of-way in a manner generally consistent with that depicted on the approved site, civil, and landscape plans, subject to final approval of the design and layout by the Public Works Department. **Plan Requirements:** Parking spaces and bicycle racks shall be shown on the plans submitted for Building Permit and Engineering Permit review. **Timing:** Parking spaces shall be striped and maintained (as needed) and bicycle racks installed prior to Final Occupancy clearance. **Monitoring:** CDD and PW shall periodically inspect the site for ongoing compliance.

41. The applicant shall develop and implement a Construction Parking, Staging and Traffic Management Plan. The purpose of the Plan is to minimize parking and traffic impacts to the surrounding residential neighborhood during construction of the project. The plan shall include, but is not limited to, the following measures:
    a. Development of a construction vehicle parking plan depicting the location of on-site construction vehicle parking. If all construction vehicle parking on-site is not feasible throughout the construction phase, the applicant shall implement a construction employee shuttle program documenting the location of offsite construction employee parking and shuttle schedule.
    b. Development of a construction equipment, material staging and storage plan confirming that all construction equipment and materials will be located on-site and not within any City right-of-way.
    c. Development of a construction traffic management plan accounting for the temporary location and movement of construction delivery trucks, large equipment, cranes, and similar construction related activities.

    Plan Requirement: The applicant shall submit a Construction Parking, Staging and Traffic Management Plan to CDD and Public Works for review and approval prior to issuance of a Building Permit. **Timing:** Program components shall be implemented prior to issuance of a Building Permit. **Monitoring:** CDD shall site inspect during construction to ensure compliance with all aspects of the Plan.

DEVELOPMENT PLAN CONDITIONS

42. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the City Council unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

43. 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.

44. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated March 26, 2024, and with the agreed upon modification to increase the setback the western edge of the western third floor units (Units 21-24) toward the center of the project by Three (3) feet while maintaining the interior courtyard dimensions during the February 5, 2024 Planning Commission meeting. In addition, as offered and agreed to by the applicant at the City Council meeting on March 26, 2024, the applicant shall reduce the height of the three-story element by 17 inches, resulting in a maximum building height of 34 feet, 2 inches from finished grade. Substantial conformity shall be determined by the Community Development Department Director.

45. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

46. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

47. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

48. Future commercial uses of all tenant spaces shall be consistent with project zoning, including, but not limited to, the base zone district requirements and any applicable overlay districts, including Visitor-serving Commercial allowed uses. Approval of a Building Permit for all future tenant improvements within the commercial spaces is required. In addition, issuance of a Carpinteria Business License and Occupancy Clearance shall be obtained for all future tenants to confirm respective uses are consistent with allowed uses under zoning prior to initiating business. Individual uses may be conditioned for hours of

operation, noise, or similar measures, as needed, to address potential nuisance issues and land use compatibility.

49. No provision of alcohol service, live entertainment or dancing are permitted as part of this approval. Should the applicant or any future tenant(s) choose to provide any of these services or activities, the proper licenses and approvals must first be obtained from the City. **Plan Requirements/Timing:** Prior to initiating alcohol service, live entertainment or dancing, applicant and/or tenant shall apply to the City (and/or respective State agency) for all necessary licenses and approvals. **Monitoring:** CDD staff shall ensure all necessary licenses/permits are obtained prior to initiating any of the enumerated ancillary uses.

50. All future food and beverage tenants shall comply with the City's ban on food dispenser containers made entirely or in part from non-recyclable plastic (including but not limited to expanded polystyrene (eps) containers), including the annual self-reporting requirements as outlined in CMC §8.50, and the City's ban on single use plastic and paper bags as outlined in CMC §8.51.

51. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the City Council. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

52. All Conditions of Approval and mitigation measures shall be printed in their entirety on applicable pages of 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.

53. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

54. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to occupancy clearance.

55. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

56. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

57. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City, including Building Code compliance.

58. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

59. 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.

60. All requirements of the City (including but not limited to public improvements as defined in the City Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

61. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

62. 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 City Council.

63. 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.

64. If, at any time, the City determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the City Council to review this permit. At said hearing, the City Council may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

65. 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.

66. 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 Development Plan 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.

67. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

68. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria Sanitary District, dated May 3, 2023.
    b. City of Carpinteria Public Works Department, dated November 27, 2023.
    c. Carpinteria Valley Water District Intent to Serve Letter, dated November 10, 2023.
    d. Carpinteria Valley Water District Condition Letter, dated November 10, 2023.
    e. Carpinteria-Summerland Fire Protection District, dated July 29, 2023.

Approved by the City Council on March 26, 2024.

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

_____

Applicant/Property Owner Date

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

January 17, 2024

Via Email: Brian.Banks@carpinteriaca.gov

Mr. Brian Banks
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

RE: Project No. 23-2221-DP/CDP
4745 Carpinteria Avenue (APN: 003-251-018)
Applicant: Western Built Construction – Justin Klentner

Dear Mr. Banks:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the application package and conceptual plans provided for the proposed mixed-use project, which includes 24 new residential apartment units and 4,304 square feet of commercial space.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Any sewer improvements shall conform to approved District construction standards for materials and methods. The applicant shall submit detailed engineered drawings to the District showing all proposed sewer improvements for review and approval.

2. The preliminary utility plans show a single connection to the District's existing sewer main in 9th Street. This may be acceptable for the proposed development (single ownership and not condominiums). Exact configuration will be determined in the design review process described in Item 1 above.

3. The applicant shall provide the District with an estimate of peak wastewater flow from the proposed development. The hydraulic capacity of downstream sewer conveyance infrastructure in Holly Avenue is limited. The District may require modeling of the District sewer network to verify available capacity to serve the project.

4. A Sewer Construction Permit is required for sewer improvements serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of

Building permits. During construction, it is the applicant's responsibility to notify the District of any modifications to or variation from the approved engineered drawings.

5. Development Impact Fees (DIF) for the project will be required. The existing building on the site has an existing sewer connection to the District and the project DIF fees will be credited for that connection. The project will receive a DIF credit of $11,871.31 for the existing 1,500 square foot building. The proposed mixed-use development, less the DIF credit, has an estimated DIF fee of $23,741.48. The fees will be determined when the District reviews the finalized construction plans.

6. District sewer service charges (SSCs) are calculated per District Ordinance 17 and collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy (COO), the applicant shall pay applicable pro-rated SSCs due for the period between COO issuance and the following June 30th. For each new EDU being served. The estimated SSC for the proposed project is $18,665.52.

If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214 extension 113, or by email at lancel@carpsan.com.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

Attachment: Development Fee Calculation

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Nick Bobroff, Principal Planner
Community Development Department

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

Date: November 27, 2023

Subject: 4745 Carpinteria Avenue, Project No. 23-2221-DP/CDP

The Public Works Department has reviewed the project submittal dated April 26, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

6. Improvements shall include concrete curbs, gutters, and sidewalks; and street trees along the property frontage on Ninth Street.

7. Improvements shall include removal of existing driveway approach at the property frontage on Carpinteria Avenue and replacement with concrete curb, gutter, and sidewalk.

8. Improvements shall include new concrete driveway approaches at the following property frontage locations for conformance with current Americans with Disabilities Act (ADA) standards:

Carpinteria Avenue
Ninth Street

9. Improvements shall include application of microsurfacing for the entirety of Ninth Street between Holly Avenue and the Ninth Street terminus.

10. Improvements shall include the removal and replacement of any lifted or damaged sidewalks, curbs, and gutters along the property frontage on Carpinteria Avenue.

11. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

12. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

13. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

14. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

15. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

16. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

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

18. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

Carpinteria Valley Water District

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

November 10, 2023

Justin Klentner
152 N Almont Dr.
West Hollywood, CA 90048

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 4745 Carpinteria Avenue (the "Project")**

Dear Applicant,

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

The Project proposes to redevelop 4745 Carpinteria Avenue into a new mixed-use development. Per density bonus law, this project set aside 17% of the 18 base units for low-income households, which would equate to three income-restricted units, and would grant the project tup to a 30.5% density bonus (six additional units), which would equal 24 units. The project consists of 23,094 GSF of 18 two-bedroom units, 5,752 GSF of 4 two-bedroom townhouses facing 9th St., 2,155 GSF of 2 one-bedroom units, 4,304 GSF of 2 story commercial/retail, and 22,500 GSF concrete parking podium. 53 proposed parking spaces: 18 commercial and 35 residential.

Permit #: 23-2221-DP/CDP

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 1 Drought Emergency (see Ordinance 22-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.

4. This “Intent to Serve” letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this “Intent to Serve” confirmation shall be void and you shall be required to submit a new request for confirmation of the District’s intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

cc: TCM to account
Brian King, District Engineer

Carpinteria Valley Water District

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

November 10, 2023

Justin Klentner
152 N Almont Dr.
West Hollywood, CA 90048

SUBJECT: **4745 CARPINTERIA AVE; APN 003-251-021; ACCOUNT NUMBER 08-082152-02; PROJECT NUMBER 23-2221-DP/CDP; MIXED-USE DEVELOPMENT (APARTMENTS + TOWNHOMES + COMMERCIAL SPACE); INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

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

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

The subject property is currently served by a 0.75" commercial water meter and does not have a backflow protection device immediately downstream of the water meter (Account #08-082152-02). Based on the grading and drainage plans dated April 14th, 2023, the District has the following conditions:

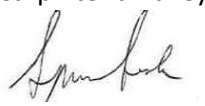
- Include the District on the City's building permit issuance and final sign off routing sheets.
- Include the District on the City's final sign off for occupancy.
- The project must have a meter for each dwelling unit and the project must be plumbed accordingly and note which meter is servicing each dwelling unit. Water demand calculations must be provided to the District in order to determine the meter sizes prior to sign off of the building permit.
- Commercial units will require commercial water meter(s) for the project.
- Unless utilized for the project, the existing 0.75" commercial water meter and service line on Carpinteria Avenue is to be abandoned and shown on water utility plan.
- The property will require a dedicated landscape meter or meters to water landscaped areas. The irrigation meter(s) will require an appropriately sized reduced pressure principle backflow assembly (RP) per Standard Detail W-115. Calculated water demand will determine landscape meter size, as to be approved by District.
- Provide landscape plan that displays water system layout prior to issuance of building permit.
- Provide a complete Civil plan set prior to issuance of building permit.
- Once meters are installed, accounts will be open and owner will be responsible for monthly fees, charges, and account deposit.

- The owner is responsible for all Capital Cost Recovery Fees and Construction Deposits as outlined in Appendix B and Appendix C of the District's Rules and Regulations. Construction Deposits required prior to signing the Building Permit. Capital Cost Recovery Fees due prior to the installation of water meters.
- The owner is responsible for all Water Supply Impact Fees for the project prior to the installation of water meters if such fees apply.
- If fire sprinklers are required, fire demand calculations must be supplied to the District prior to building permit issuance to ensure the meter size is adequate. If the water meter must be upsized to meet 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. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If an independent fire system is required, the owner must install a double-check detector assembly (DCDA) approved by the District and the Foundation for Cross-Connection Control and Hydraulic Research (FCCCHR). Fire demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

cc: TCM to account
Brian King, District Engineer

4745 Carpinteria Ave Carpinteria CA 93013, April 26, 2023

Location	34.400926, -119.521728
Status	Planning Complete
Submittal Date:	April 26, 2023
Project Address/Location:	4745 Carpinteria Ave Carpinteria CA 93013
APN:	003-251-021
Project Description:	Mixed Use Project Commercial/Residential
Applicant:	Western Built Construction/Justin Klentner
Applicant Address:	152 N. Almont Dr West Hollywood CA 90048
Applicant Phone Number:	310-927-4011
Applicant Email:	justin@westernbuiltconstruction.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	May 25, 2023
Permit Number:	23-2221 CDP/DP
Planner:	Nick Bobroff
Plan Checker:	Michael LoMonaco
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction, or storage of combustible materials.

Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. The Fire Marshal may extend this length for sprinklered structures.

Entry gates require an approved Knox entry system. It shall be installed in an accessible location.

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.

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments:	9th street is a dead end street. A fire department turnaround is required. It is recommended to use the 9th street entry driveway as part of the required turnaround. Contact the Fire Prevention Bureau for further clarification.

Water Requirements:

Fire hydrants capable of supplying the required fire flow for fire protection shall be provided for all buildings or portions of buildings which have been or are hereafter constructed within this project.

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

Fire hydrants shall be installed within 250 feet driving distance of all structures. The hydrant(s) shall be of the type approved by the Fire District and acceptable to the Carpinteria Valley Water District. The fire hydrant and mains supplying the same shall be installed in accordance with the current CFC and CSFPD standards. The minimum gallons per minute at 20 PSI shall be determined by the fire flow requirements in the current CFC.

Prior to vertical construction or stacking of lumber for construction the fire protection water system shall be installed flushed and approved by the Fire District to assure compliance with the standards expressed herein.

Additional Comments:	Two new hydrants will be required. One on the Carpinteria Ave. side of the project on the south side of the street. The second will be installed on the 9th street side of the project. Exact location to be determined with Carpinteria Valley Water District.

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

FDCs shall be located within 150' of a fire hydrant capable of providing the required fire flow.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

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

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.

Prior to occupancy all alarm systems that are monitored shall be tested.

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

Additional Requirements:

Illuminated exit signs and emergency exit lighting shall be provided in accordance with the provisions of the current California Fire Code.

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

Fees:

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

D. Multiple Family Residential Development. A fee of $2004.76 per Dwelling Unit will be assessed on all Multiple Family Residential development.

H. Retail/Service/Office Use Development. A fee of $4.35 per square foot of floor space will be assessed on all new Retail/ Commercial/ Office Uses development.

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



Signed 6/29/2023, 11:55:44 AM PDT

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

apcd air pollution control district
SANTA BARBARA COUNTY

May 2, 2023

Nick Bobroff
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Sent Via Email: NickB@carpinteriaca.gov

Re: Santa Barbara County Air Pollution Control District Suggested Conditions on Klentner Mixed Use, 23-2221-DP/CDP

Dear Nick Bobroff:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project for the construction of a three-story mixed-use development consisting of 24 apartment units (22 two-bedroom units and two one-bedroom units) and 4,304 square feet (SF) of commercial space. An existing building totaling 1,475 SF will be demolished. A total of 53 parking spaces are proposed within a ground-level garage structure. Grading requires 200 cubic yards (CY) of cut, 550 CY of fill, with 350 CY to be imported. The subject property, a 0.87-acre parcel zoned PRD-13/CPD and identified in the Assessor Parcel Map Book as APN 003-251-021, is located at 4745 Carpinteria Avenue in the City of Carpinteria.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. Prior to building permit issuance, **District Authority to Construct permits** must be obtained for all equipment that requires a District permit. Proof of receipt of the required District permits shall be submitted by the applicant to planning staff. District Authority to Construct permits are required for diesel engines rated at 50 brake horsepower and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million British thermal units per hour (Btu/hr). *Advisories:* (1) In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required as part of District permit issuance. The applicant should refer to the District's website at www.ourair.org/dice-atcm for more information on diesel engine permitting. (2) The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).

2. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months.

3. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

4. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

5. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302 (*Visible Emissions*) and Rule 303 (*Nuisance*).

6. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

7. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.

8. Boilers, water heaters, and process heaters rated between 2 million to 5 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 361. Please see www.ourair.org/wp-content/uploads/Rule361.pdf for more information.

9. The applicant is required to obtain an asbestos survey for suspect asbestos containing material and submit an **Asbestos Demolition/Renovation Notification or an EXEMPTION** from Notification for Renovation and Demolition (District Form ENF-28 or District Form ENF-28e), which can be downloaded at www.ourair.org/compliance-forms for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification should be presented, mailed, or emailed to the District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant should visit www.ourair.org/asbestos to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors:

10. To reduce the potential for violations of District Rule 345 *(Control of Fugitive Dust from Construction and Demolition Activities)*, Rule 302 *(Visible Emissions)*, and Rule 303 *(Nuisance)*, standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

11. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

12. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
    - Energy use (energy efficiency, low carbon fuels, renewable energy)
    - Water conservation (improved practices and equipment, landscaping)
    - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
    - Architectural features (green building practices, cool roofs)
    - Transportation (reduce vehicle miles traveled through employee commute trip reduction programs, such as ride-sharing programs and alternative transportation options, such as public transit, local shuttles, park-and-ride lots, etc., pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
    - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
    - For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8334 or via email at WaddingtonE@sbcapcd.org.

Sincerely,



Emily Waddington,
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures should be required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing**: Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NOx idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

ATTACHMENT D.

Community Development Director Approval Letter &
Supplemental Conditions of Approval

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

CITY of CARPINTERIA, CALIFORNIA

June 6, 2025

Michael Stroh, DMHA Architects
1 N Calle Cesar Chavez, Suite 102
Santa Barbara, CA 93103

Re: Notification of Director Approval
Klentner Mixed Use Development Revision; 23-2221-DPR/CDP
4745 Carpinteria Avenue (APN 003-251-021)

Dear Michael Stroh,

The Community Development Department has reviewed your request for a minor revision to the previously approved Development Plan and Coastal Development Permit for the Klentner Mixed Use project.

The proposed change is narrowly focused on revising the City approved use of second floor general commercial leasable area to a six (6)-room hotel use. The total proposed converted floor area would be 2,807 SF, consisting of: One (1) One-Bedroom hotel unit totaling 691 SF; and Five (5) Studio hotel units totaling 2,116 SF. Each hotel room will include a full bathroom and a small kitchen. The hotel will have one (1) on-call hotel manager living onsite. The hotel manager's apartment unit will be located immediately adjacent to the hotel rooms. No additional onsite employee housing is proposed. The minor revision from general commercial space to hotel use results in a reduction of the required parking from 52 spaces to 49 spaces, consisting of 7 parking spaces for commercial; 8 parking spaces for the hotel; and 34 spaces for residential units. No change in the previously approved 53 parking spaces is included in the request for revision. No exterior changes to the approved building are proposed.

This minor use revision would affect the interior floor plan of the second floor commercial area only, and result in no change in the exterior design or total square footage of the previously approved Klentner Mixed Use Development project as detailed below:

> *Request for a Development Plan and Coastal Development Permit to allow redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development. The proposed mixed-use development would be comprised of a 24-unit 31,026 square foot apartment complex built around and atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-*

story commercial building fronting Carpinteria Avenue. All existing site improvements would be removed to facilitate the proposed development. Cumulative square footage for the proposed project would total approximately 64,053 square feet. Maximum building height to the top of the proposed three-story element would be approximately 34 feet, 2 inches from finished grade.

The 24-unit apartment complex would be comprised of 4 one-bedroom units, 16 two-bedroom units, and 4 two-bedroom "townhouse" units facing Ninth Street. The 4 one-bedroom units would range in size from 996 – 1,163 square feet; the 16 two-bedroom units would range in size from 1,122 – 1,310 square feet; and the 4 two-bedroom "townhome" units would range in size from 1,472 – 1,486 square feet. The four "townhouse" units and one of the one-bedroom units (Unit 5) would be two-story units fronting on Ninth Street. Of the remaining units, Units 6 through 15 would be second floor flats and Units 16 through 24 would be third floor flats. The "townhouse" units would be provided with either a ground floor covered porch (Unit 1 and Unit 4) or both a ground floor covered porch and a second-floor private deck (Units 2, 3 and 5). All other units would be provided with second- or third-level private decks oriented toward the perimeter of the property.

The proposed two-story commercial building would be located along the property's Carpinteria Avenue frontage and would contain a ground level commercial space of 1,303 square feet and an upper-level commercial space of 2,741 square feet. The commercial square footage is proposed to be divided into (up to) five tenant suites, with a single ground floor space and remaining four spaces on the second floor. The ground floor commercial space would feature a covered patio area along the Carpinteria Avenue frontage.

The ground-level covered parking podium would provide a total of 53 parking spaces onsite to serve both the proposed commercial and residential elements of the project, and would rely upon a mix of "standard" and "compact" spaces. The applicant is requesting approval of a Development Plan Modification to allow eight of the total parking spaces provided onsite to be designated "compact" spaces (15% of the total number of spaces). Bicycle storage, trash enclosures, and utility/mechanical closets would be provided within the covered parking podium area. Vehicular access to the parking would be provided from a "primary" driveway on Carpinteria Avenue and a "secondary" driveway entrance from Ninth Street, at the rear of the project site. Room for six parallel spaces would be provided in the Ninth Street right-of-way for public on-street parking as part of the required project frontage improvements.

Open space and landscaping for the project would be provided along the west side of the property within the required 50-foot setback buffer from the adjacent

Franklin Creek channel. The buffer area would feature bioretention swales that can doubly serve as part of the restored protective creek buffer and stormwater measures for the proposed development. A meandering walking path would lead through the buffer, connecting Ninth Street and Carpinteria Avenue. Spaces for ornamental landscaping would also be provided along the project's two street frontages and along the interior side property line. Additional open space and landscape areas for the use of apartment residents would be provided in centralized courtyard spaces on the second and third levels, in a "rooftop" deck space in the rear corner of the third level, and on a "green roof" space above the ground floor commercial space's covered patio.

The proposal calls for utilizing the state's Density Bonus Law (Gov. Code §§ 65915-65918) ("Density Bonus Law") to allow for the inclusion of additional dwelling units beyond what the City's maximum density would allow for under the current zoning designation in exchange for designating a certain number of the apartment units as income-restricted rentals. Specifically, the project would set aside one unit for households that fall within the very low-income level (30% to 50% of the area median income ("AMI")), and two units for households that fall within the low-income level (50% to 80% of the area median income ("AMI")) in exchange for a density bonus of six additional units. These additional granted units and the income restricted units are included the project figures described above. The income restricted units are proposed as one-bedroom units (Units 5, 6 and 11).

Pursuant to Density Bonus Law, the proposal requests the use of incentives or concessions from the local jurisdiction's development standards to facilitate the construction of the project and/or to accommodate the increased density. Specifically, the project proposes to utilize the reduced required parking rates for residential developments subject to density bonus provisions, and to request the two following concessions/incentives and/or waivers or reductions in development standards to: 1.) Allow for increased building height beyond the 30-foot maximum allowed by the City; and 2.) Allow for building lot coverage in excess of the 50% maximum limit for the Planned Residential Development ("PRD-13") zoned portion of the property.

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.

I have reviewed the amended project plans and change in use in relation to the City's development standards and land use policies, and find that the revision to the approved Development Plan and Coastal Development Permit 23-2221-DP/CDP meets the following criteria:

Carpinteria Municipal Code §14.68.020

The proposed alterations to the property are minor in nature and in conformance with the previously approved Development Plan.

The entirety of the proposed minor alterations involves reconfiguration of internal space to facilitate the revision of the approved second floor commercial space to a six-room hotel use. No exterior changes to the project are proposed and the integrity of the overall project design as approved by the City Council remains unchanged.

The proposed hotel use is consistent with the types of commercial uses allowed in the site's Commercial Planned Development (CPD) zoning designation and Visitor-serving Commercial (VC) land use designation. Overnight short-term visitor accommodations, such as a hotel or motel, are also specifically called out as a desired and appropriate use within the Visitor-serving/Highway Commercial (V) overlay district, which applies to the Carpinteria Avenue frontage of this property. Given the location, limited scale of the use revision, small room sizes (ranging from approximately 420 square feet for the studio hotel units to 690 square feet for the one-bedroom hotel unit), and provision of cooking facilities, the six hotel rooms would provide additional lower cost visitor accommodation options within Carpinteria.

The project will remain subject to compliance with the adopted project Conditions of Approval. Additional conditions unique to the described revision project would also apply, including a requirement to obtain a business license and remit Transient Occupancy Tax payments for overnight stays of 30 nights or less. Therefore, the proposed revision project would be in conformance with all relevant Municipal Code, General Plan/Coastal Land Use Plan, and Coastal Act requirements.

Due to their small scale, the interior revisions (23-2221-DPR/CDP) are consistent with the City Council's previous findings that the project is categorically exempt from the California Environmental Quality Act (CEQA) Act pursuant to Section

15332 (In-fill Development Projects) of the Guidelines for the Implementation of the California Environmental Quality Act.

The project is hereby approved with the intention of issuing a Building Permit.

According to §14.78.030 of the Carpinteria Municipal Code, this approval decision is subject to a ten calendar-day appeal period from the date of this notice ***and*** *a 10 working-day California Coastal Commission appeal period that commences after the local appeal period has ended*. Therefore, any aggrieved person may file an appeal of the Community Development Director's decision to the Planning Commission. Accordingly, a copy of this letter is being sent to neighboring property owners within a 300-foot radius of the subject property and occupants within 100 feet.

If an appeal is filed, it will be considered by the Planning Commission at the next available hearing date. Should no appeal be filed within the local appeal period, notification of the City's decision to approve the project will be sent to the Coastal Commission, thereby initiating their appeal period. If no appeal is filed with the California Coastal Commission, this approval decision will be final. **Conditions of Approval for the Revisions to the Approved Project are attached to this letter for your records. The Revised Conditions of Approval are supplemental to the City Council-adopted Conditions of Approval.**

A separate copy of the last page of the Conditions of Approval is also attached. Please sign and return this page to the Community Development Department. Should you have any questions or need further information regarding the decision to approve the project, please contact Bret McNulty at (805) 755-4414.

Sincerely,

Nick Bobroff, Director
Community Development Department

Cc: Case File, 23-2221-DPR/CDP
Owner: Justin Klentner,
Address File, 4745 Carpinteria Avenue, (APN 003-251-021)
IDAG Members

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
SUPPLEMENTAL CONDITIONS OF APPROVAL

Klentner Mixed Use Development Plan Revision; 23-2221-DPR/CDP
Project No. 23-2221 DPR/CUP
4745 Carpinteria Avenue (APN 003-251-021)
June 6, 2025

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 approval is based upon and limited to compliance with the project description 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 for the minor revision is as follows:

   The proposed change is narrowly focused on revising the City approved use of second floor general commercial leasable area to a six (6)-room hotel use. The total proposed converted floor area would be 2,807 SF, consisting of: One (1) One-Bedroom hotel unit totaling 691 SF; and Five (5) Studio hotel units totaling 2,116 SF. Each hotel room will include a full bathroom and a small kitchen. The hotel will have one (1) on-call hotel manager living onsite. The hotel manager's apartment unit will be located immediately adjacent to the hotel rooms. No additional onsite employee housing is proposed. The minor revision from general commercial space to hotel use results in a reduction of the required parking from 52 spaces to 49 spaces, consisting of 7 parking spaces for commercial; 8 parking spaces for the hotel; and 34 spaces for residential units. No change in the previously approved 53 parking spaces is included in the request for revision. No exterior changes to the approved building are proposed.

COMMUNITY DEVELOPMENT DPEARPTMENT PROJECT SPECIFIC CONDITIONS

2. The project conditions contained herein apply to the minor development plan revision (hotel) project only and shall be supplemental to the adopted City Council Conditions of Approval for the Klentner Mixed Use Project (23-2221-DP/CDP/ARB), dated March 26, 2024, which shall remain in full effect.

3. The commercial to hotel revision-related construction will be limited to the 2,807 SF interior spaces of the previously approved second floor commercial area. **Plan Requirements:** All requirements shall be shown on the building plans. **Timing:** Condition shall be adhered to throughout all construction activities. **Monitoring:** Building Inspector shall spot check and ensure compliance onsite.

4. **General Occupancy Agreement**. By acceptance of this permit, the permittee agrees that all hotel facilities shall be open to the general public. No timeshare or other fractional ownership or long-term occupancy of hotel rooms is permitted without an amendment to this permit. No hotel rooms shall be rented for more than 30 consecutive days. **Monitoring:** CDD shall spot check and ensure compliance onsite.

5. **Business License Required.** The hotel operator shall apply for and obtain a business license from the City for the hotel use. Prior to issuance of the business license, all application requirements and payment of fees as established in CMC Chapter 5.04 shall be satisfied. **Timing:** Applicant/hotel operation shall obtain all required licenses and approvals prior to final building occupancy clearance. **Monitoring:** Community Development Department shall ensure all required licenses have been issued.

6. Prior to commencing business, the hotel operator shall register the hotel with the City Clerk and obtain a Transient Occupancy Registration Certificate. The transient occupancy registration certificate will provide for collection of Transient Occupancy Tax from the transient hotel guests by the hotel operator for remittance to the City Clerk in conformance with the Transient Occupancy Tax Code. The transient occupancy registration certificate shall be at all times posted in a conspicuous place on the premises. CMC Chapter 3.20 – Uniform Transient Occupancy Tax, establishes the procedural requirements for all hotel operators in the City of Carpinteria including collection and remittance of the tax, as well as reporting and recordkeeping requirements and penalties for non-compliance. **Monitoring:** Community Development Department and Administrative Services Department staff shall be responsible for ensuring the ongoing remittance of Transient Occupancy Tax payments.

7. No hotel signage is approved under this Development Plan Revision. Any signage proposed for the hotel requires a separate Sign Permit for City review and approval as specified in CMC Chapter 14.58. **Timing:** The Sign Permit shall be submitted to, and approved, by the Community Development Department prior to Occupancy Clearance. CDD may refer the program to the Architectural Review Board for review. **Monitoring:** CDD staff shall review all tenant signage applications for consistency with the approved sign program

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

8. This approval is not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this approval null and void. Prior to the approval of the Building Permit, all of the conditions listed in this approval are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the approval 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 Planning Commission.

9. 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.

10. 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 approval null and void.

11. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. These shall be graphically illustrated where feasible. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

12. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

13. Any changes to the approved project must be reviewed and approved by the Community Development Director.

14. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

15. 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.

16. 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.

17. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Klentner Mixed Use Hotel Revision (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense

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

19. The previously issued District and Agency conditions apply to the project. The project is subject to compliance with attached Carpinteria Valley Water District condition letter dated May 12, 2025.

Approved by the Community Development Director on ***June 6, 2025***

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

_____

Applicant Date

_____

Property Owner Date

Carpinteria Valley Water District

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

May 12, 2025

Justin Klentner
152 N Almont Dr.
West Hollywood, CA 90048

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 4745 Carpinteria Avenue (the "Project")**

Dear Applicant,

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

The Project proposes to redevelop 4745 Carpinteria Avenue into a new mixed-use development. Per density bonus law, this project set aside 17% of the 18 base units for low-income households, which would equate to three income-restricted units, and would grant the project tup to a 30.5% density bonus (six additional units), which would equal 24 units. The project consists of 23,094 GSF of 18 two-bedroom units, 5,752 GSF of 4 two-bedroom townhouses facing 9th St., 2,155 GSF of 2 one-bedroom units, 4,304 GSF of 2 story commercial/retail, and 22,500 GSF concrete parking podium. 53 proposed parking spaces: 18 commercial and 35 residential.

5/12/2025 update: Six (6) approved commercial/retail units on the second floor are to be converted to six (6) hospitality (hotel) units. The total proposed converted floor area would be 2,807 SF, consisting of (1) one-bedroom unit totaling 691 SF, and (5) studio units totaling 2,116 SF. As a result of these revisions, the amount of commercial space decreases to 1,706 SF.

Permit #: 23-2221-DP/CDP

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 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.

All the best,
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

May 12, 2025

Justin Klentner
152 N Almont Dr.
West Hollywood, CA 90048

SUBJECT: **4745 CARPINTERIA AVE; APN 003-251-021; ACCOUNT NUMBER 08-082152-02; PROJECT NUMBER 23-2221-DP/CDP; MIXED-USE DEVELOPMENT (APARTMENTS + TOWNHOMES + COMMERCIAL SPACE); INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 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 0.75” commercial water meter and does not have a backflow protection device immediately downstream of the water meter (Account #08-082152-02). Based on the updated plumbing plans dated May 9, 2025 and the updated water demand calculations dated May 9, 2025, the District has the following conditions:

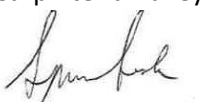
- Include the District on the City’s building permit issuance and final sign off routing sheets.
- Include the District on the City’s final sign off for occupancy.
- The project must have a meter for each dwelling unit and the project must be plumbed accordingly and note which meter is servicing each dwelling unit. Water demand calculations must be provided to the District in order to determine the meter sizes prior to sign off of the building permit.
- The remaining new water meter to be installed will serve the remaining commercial units.
- The property will require a dedicated landscape meter or meters to water landscaped areas. The irrigation meter(s) will require an appropriately sized reduced pressure principle backflow assembly (RP) per Standard Detail W-115. Calculated water demand will determine landscape meter size, as to be approved by District.
- Provide landscape plan that displays water system layout prior to issuance of building permit.
- Provide a complete Civil plan set prior to issuance of building permit.
- Once meters are installed, accounts will be open and owner will be responsible for monthly fees, charges, and account deposit.

- The owner is responsible for all Capital Cost Recovery Fees and Construction Deposits as outlined in Appendix B and Appendix C of the District's Rules and Regulations. Construction Deposits required prior to signing the Building Permit. Capital Cost Recovery Fees due prior to the installation of water meters.
- The capital cost recovery fees for the hotel rooms are due prior to final sign off.
- The owner is responsible for all Water Supply Impact Fees for the project prior to the installation of water meters if such fees apply.
- If fire sprinklers are required, fire demand calculations must be supplied to the District prior to building permit issuance to ensure the meter size is adequate. If the water meter must be upsized to meet 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. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If an independent fire system is required, the owner must install a double-check detector assembly (DCDA) approved by the District and the Foundation for Cross-Connection Control and Hydraulic Research (FCCCHR). Fire demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

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

All the best,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

ATTACHMENT E.

CEQA Notice of Exemption

Appeal of Klentner Mixed-Use Hotel Conversion
Project 23-2221-DPR/CDP
August 4, 2025 Planning Commission Hearing

Print Form

Notice of Exemption

Appendix E

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

County Clerk
County of: Santa Barbara
105 E Anapamu St
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: CSD Gov. Code Sec. 65402 Consistency Determination / Project 22-2313-GC

Project Applicant: Carpinteria Sanitary District

Project Location - Specific:

1,800 sf portion of land located in the Olive Ave. Right of way as shown on AP 003-037

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Government Code Sec. 65402 Consistency Determination to find that the granting of vacation of a 1,800 sq. ft. portion of land identified on Assessor Map 003-037 as the within City-owned Olive Ave right-of-way conforms to the City's General Plan/Coastal Land Use Plan.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carpinteria Sanitary District

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: _____
- ☒ Statutory Exemptions. State code number: 15061(b)(3) & 15378(b)(5)

Reasons why project is exempt:

General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA. Determination will not result in direct or indirect physical changes to the environment and there is no possibility it will have a significant effect on the environment.

Lead Agency
Contact Person: Bret McNulty, Principal Planner Area Code/Telephone/Extension: 805-755-4414

If filed by applicant:

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

Signature: Bret K. McNulty Date: 08/04/2025 Title: Principal Planner

▪ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 4, 2025

ITEM FOR CONSIDERATION

Coeler New Residence

Project 23-2233-DP/CDP/ARB

Request to approve a Development Plan and Coastal Development Permit to: 1.) demolish an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and 2.) construct a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage; and to accept a categorical exemption pursuant to §15303, §15304, 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

Owners: Peter and Barbara Coeler

Agent: Dylan Chappell, Architect

Project Location: 4949 Dorrance Way

APN: 003-440-026

Zoning: Planned Residential Development (PRD-20)

Land Use Designation: Medium Density Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-25-005, thereby approving Project 23-2233-DP/CDP/ARB to 1.) demolish an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and 2.) construct a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage; and to accept a categorical exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage, for a resultant size of 3,433 square feet. The proposal includes an enclosed 127 square-foot front entry porch and a 120 square-foot covered balcony on the second floor. The maximum roof ridge height of the proposed residence would be 24.08-feet above the finished grade. New landscaping, hardscape (including a new driveway), and fencing are proposed as part of the project. Two non-native trees would be removed to accommodate the project. The existing 1,060 square-foot single-family residence and 309 square-foot garage on the property would be demolished. Access would be via a new driveway from Dorrance Way.

The project includes a request for a Modification to the front setback to allow the enclosed front entry porch and portions of the garage, habitable space, and the second-story balcony to encroach up to 10-feet into the required front setback of 30-feet from the property line.

Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2. Story poles for a prior duplex proposal that were substantially similar in height and location as the current proposal were erected in February 2024 and removed in June 2025; photographs are included in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The subject parcel is 4,500 square feet in size and is located on the south side of Dorrance Way between Linden Avenue and Elm Avenue. The property is currently developed with a single-story residence and a detached garage. The original residence was constructed in 1947 with an addition in 1950, and the detached garage was constructed in 1953. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences with both one- and two-story designs. The site is immediately surrounded by a single-family residence and The Spot restaurant parking lot to the north (across Dorrance Way); a vacant parcel and a two-story single-family residence with a detached garage to the east; single-story single-family residences to the south, and one- and two-story residences to the west.

The property is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise

impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

Architectural Review Board

Concept Review

A prior proposal for a duplex (Project #22-2178-CON) was reviewed by the Architectural Review Board (ARB) at a conceptual level on December 15, 2022. At that meeting, the ARB had the following summarized comments:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Push the duplex back to comply with the front setback and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new 1,970 square-foot two-story duplex with two attached one-car garages totaling 341 square-feet, for a total project size of 2,311 square feet and a maximum height of 23.67 feet was submitted on July 13, 2023. While the overall scope of the project was unchanged from the concept review (i.e., a duplex with same general site layout, same unit arrangements, and same project square footage), the project had been revised in response to the ARB's conceptual review comments in several ways:

- Overall height reduced approximately 2.5 feet;
- First floor plate height was reduced from 10 feet to 9 feet;
- Tower entry/stair element reduced in height approximately 3 feet;
- Driveway width reduced to 16 feet;
- Clarification of raised pad and finished floor heights (FF approx. + 2 ft from existing grade); and
- Preliminary landscape/hardscape plan was provided.

On February 15, 2024, the duplex proposal received preliminary review by the ARB. At that meeting, three members of the public spoke with similar comments regarding the two-story height, size, privacy, parking, and pedestrian safety. The ARB reviewed the project and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the design:

- Support for the front yard setback Modification to allow the structure to be located 20-feet from the street, but within 50-feet of the centerline,
- Add more articulation/interest to the rear elevation,
- Exterior colors should be muted with a lower light reflective value and not "white-white,"

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

- Roof tiles should be terra cotta in color instead of bright orange,
- The landscaping plan should be more developed with fewer olive trees, and
- Study the bedroom windows on the west elevation to reduce privacy impacts.

Following that ARB meeting, the project was revised from a duplex to a 3,433 square-foot single-family residence, and the grading and drainage plans were revised to eliminate the filled pad. In response to the ARB comments on February 15, 2024, the following revisions were included in the design for the new single-family residence:

- The rear elevation was revised to include a horizontal hipped roofline with exposed wooden beams, rafter tails, and supports over a wall of retractable sliding glass doors;
- The landscaping plan was updated to include three olive trees and planters in the front, fruit trees in the rear yard, and hedges along the sides of the property; and
- The bedroom windows on the second story of the west elevation were raised to 60-inch sill plates for privacy.

The design for the single-family residence received preliminary review by the ARB on May 1, 2025. No public comment letters were submitted, nor did any members of the public speak at the meeting. The ARB reviewed the project and voted 4-0 to again recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- The second story should be reduced in size, "wedding-caked," and articulated more to reduce the overall massing and "muscular" appearance,
- The entry alcove should be opened-up to reduce darkness in the space,
- Plant materials are appropriate to include on renderings, but should not be included on the elevation drawings,
- Eliminate the hedges in the rear corner with the avocado tree, and
- Provide a different plant palette for each of the three new residences.

In preparation for the Planning Commission's review of the project, the plans have been updated in response to the ARB comments with the following changes:

- The proposed color for the stucco is now Navajo White, which is a cream color with a lower light reflective value;
- The arch at the front entry has been enlarged to allow more light to enter the alcove;
- The second story was reduced in size by 46 square-feet with additional articulation and "wedding caking" of the walls to reduce the massing;
- The roof lines were modified and additional stone and wooden elements were added to soften the appearance; and
- As a result of changes to the second story, the overall height was reduced by six-inches to 21.08-feet above finished grade.

Copies of the Minutes from the December 15, 2022, February 15, 2024, and May 1, 2025 ARB meetings are included in Attachment C.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for rare, threatened, or endangered species; the 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 project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, associated grading (including utility trenches and over-excavation and recompaction for the foundation), and landscaping improvements; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

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

V. ANALYSIS

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

Carpinteria Municipal Code (CMC)

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable Planned Residential Development District and other CMC requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Dorrance Way)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	40 feet from centerline of street; 20 feet from property line*
Side (East)	5 feet min., 10 feet max.	5 feet

Standard	Requirement/Allowance	Proposal
Side (West) Rear (South)	5 feet min., 10 feet max. 15 feet min.	5 feet 16.5 feet
Height	30 feet max.	24 feet 1 inch max.
Building Coverage	50% max. (2,250 square feet)	45% (2,018 square feet)
Open Space & Landscaping	20% min. (900 square feet)	44% (1,969 square feet)
Density	2 units max. (20 units/acre)	1 unit
Parking	2 garage spaces	2 garage spaces
Driveway Width	16 feet max.	16 feet

**See setback modification discussion below.*

Setback Modification

A modification would be necessary for a reduction to the front yard setback. Approximately 429 square feet of the residence (comprised of 99 square-feet of habitable space, 103 square-feet of the garage, 100 square-feet of the second-story balcony, and the 127 square-foot entry porch) is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The front yard setback requirement in the PRD zone is 50-feet from the street centerline *or* 20-feet from the property line, whichever is greater. In this case, the Dorrance Way right-of-way is only 40-feet wide (20-feet on each side of the centerline), so the more restrictive front yard setback would be the 50-foot setback from the street centerline, which equates to a 30-foot setback from the front property line (20 feet in the ROW + 30 feet on the property = 50 feet total). The existing residence is set back 30.5-feet from the front property line, and thus complies with the current setback requirements. Other residential structures in the area exhibit front yard setbacks of 20-feet or less from the front property line, so such a request is not without precedent, and the applicant has prepared a setback exhibit depicting the front setback pattern for adjacent properties along Dorrance Way for consideration (see Sheet A1.0 of the plans in Attachment A, Exhibit 1). However, the majority of these front setback encroachments appear to be historic non-conformities rather than more recent developments that were purposely approved with setback modifications as requested here. It should be noted that the ARB was supportive of the modification request based on consistency with the lesser setbacks on neighboring properties.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements: *"In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district."*

The front entry with the tiled archway adds a welcoming charm to the residence when viewed from the street, and the rest of the structure, including the face of the garage, is set back at least five additional feet from the front entry. Other homes on the south side of Dorrance Way have setbacks ranging from 6.58-feet to 20.17-feet from the property line. Historically, the Planning Commission has been supportive of modifications to allow unenclosed front porches and small portions of habitable space to encroach within the front setbacks where it lends to good design and conforms to the established neighborhood character. The ARB was supportive of the Modification request since other homes in the area are also closer to the street. The proposal shows 44% of the property in open space, which includes the front yard, rear patio, and landscaped areas. A new picket fence with landscaping in front along the Dorrance Way frontage is proposed, which would be a beneficial improvement for the public to enjoy. With the amount of open space more than double the 20% minimum requirement, the Planning Commission could make the necessary findings for the Modification to allow the requested setback encroachment.

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*
f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown beach neighborhood. The project is a small in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested front setback Modification, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed new residence represents an in-fill development project in an urbanized, developed part of the City's beach neighborhood that would replace an existing older dwelling unit. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are executed in a manner that is consistent with other applicable City policies and regulations, as discussed below.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

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

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts on Dorrance Way, which is one of the three streets that provide access into the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks or other improvements, and is regularly traveled by pedestrians and vehicles. The proposal would introduce a new low picket fence and a driveway with a garage that would back-out onto Dorrance Way. The updated plans include an approximately 4-foot-wide decomposed granite (DG) strip

between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed low fence and planter along the Dorrance Way property line to provide adequate line-of-sight for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

Safety Element

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

The project site is not currently located in the designated 100-year floodplain, and nor is it proposed to be on the forthcoming updated FIRM maps. However, it is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities are likely to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise (SLR) considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

Noise Element

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular one- and two-story cottage and craftsman style residences. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just east of the project site (former Stein residence). The size and massing of the proposed residence is comparable to other two-story structures in the vicinity. However, the proposed height would be considerably taller than the immediately adjacent single-story structures. Given the predominance of single-story residences in the immediate vicinity, the height of the proposed two-story residence could impact the privacy of surrounding neighbors, although the only second story deck is located at the front of the project and oriented towards

Dorrance Way rather than any immediate neighbors. At the previous direction of the ARB, changes have been made to the project design to soften the architecture's appearance, slightly reduce the mass of the second floor living area, and to mitigate potential privacy impacts through raising window sill heights.

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).*

Although views of the mountains are available from the site, the proposed project would not significantly block public views due to the project site's location on the south side of Dorrance Way. Views of the 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 frontages designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

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

The project site fronts on Dorrance Way, which is one of the three streets to access the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks nor other improvements, and is regularly traveled by pedestrians and vehicles. Welcoming features to the proposed residence include a decorative arched entry facing Dorrance Way and a wooden picket fence around the front yard area. Landscaping is proposed along the street in front of the fence. The garage comprises 20.5-feet, or 51% of the front elevation's width. The garage has been designed to be as small as possible with two single-wide doors, and set back several feet from the front porch, to minimize the prominence of the garage as viewed from the street, and has been well-articulated, making use of decorative materials and quality detailing. The plans include an approximately 4-foot-wide decomposed granite (DG) strip between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed fence and landscaping along the Dorrance Way

property line to provide adequate line-of-sight and for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

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

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

Spanish lantern-style exterior lights and landscaping pathway lights are proposed for the new residence. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

The project would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including the provision of roof-mounted solar panels. Proposed landscaping appears to comply with the applicable design policies and water conservation requirements promoting the use of low water use and locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off" the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with a combination of hip and shed roofs, and portions of the front and side elevations stepped back in various locations. The arched entry cover and second story balcony add further depth to the proposal. The picket fence and landscaping would separate the private front yard area from the street and provide a welcoming street presence. The garage comprises 51% of the front elevation's width, however the garage doors account for only 40% of the elevation. The lower-level finished floor would be approximately eight-inches above existing grade. Following several earlier reviews of a related proposal, the subject residence was recommended for approval by the Architectural Review Board with recommended comments for further revisions and refinement of the design. As discussed earlier in this report, those recommended revisions have been incorporated into the design presented before the Planning Commission, and help to soften the project's visual impact and further enhance its street appeal.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence complies with the side yard encroachment plane, with the exception of a small "pop-out" on the east elevation to accommodate the stairwell. Compliance with DG 1 is depicted on the north elevation drawing on Sheet A3.0.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The size, bulk, and scale of the revised project is generally similar to, and compatible with, other newer two-story buildings in the Beach Neighborhood. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just east of the project site (former Stein residence), however the architectural style is not common in the Beach Neighborhood. Additionally, the potential introduction of another new residence nearby with very similar architecture and materials may not best reflect the variety of architectural styles, massing, and colors/materials that helps to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

The massing of the proposed residence is varied in the front between the one- and two-story portions, in addition to the covered arched entry and the second story balcony providing additional "stepping" to reduce the apparent mass from the street frontage. The second story comprises 41% of the total square footage of the residence; however, the project has been revised to reduce the visual massing of the second story to meet the intention of DG 4. The front of the proposed second-story is stepped back seven-feet from the lower ground floor façade, and the sides are set back between two- and five-feet from the lower ground floor; therefore, the proposed residence complies with DG 5.

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The maximum height of the proposed residence is 24.08-feet, which is lower than the maximum height specified in DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The proposed elevations incorporate off-set wall planes, an entry arch with a tile surround, wooden garage doors, doors and windows facing the second story balcony, a "wall" of sliding glass doors on the south elevation, and "pop-outs" on the side elevations in compliance with this Design Guideline.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the roof on the proposed residence is a hipped roof with a shed roof element above the garage doors and an open gable dormer accent on the west elevation. These variations break up the roof mass and appear to comply with DG 12.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The front yard would be surrounded by a 2.5-foot-tall wooden picket fence with landscaping in front along Dorrance Way. The low fence would create an open feeling between the public and private spaces while also welcoming and directing visitors from the street.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

The driveway and garage are located at the front of the residence facing the street. The garage has been designed to meet the minimum dimensions and each bay will have a separate wooden door. The face of the garage wall is set back five-feet from the front entry porch, and is covered by a shed roof with exposed wooden beams, rafter tails and supports. These design features help to reduce the visual impact of the garage facing the street.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including the entry arch with a tile surround, stone accents, wooden doors, and lantern style light fixtures are fine details that further embellish and add detail to the design. The second story balcony would overlook the street, so minimal privacy impacts are anticipated. High windows on the west side of the second story are incorporated to reduce potential privacy impacts on the adjacent neighbor to the west. The proposed design is true to the Spanish/Mediterranean style; however, this prominently located site may be better suited to a Cottage or Craftsman-style design that more closely fits the architectural character of the Beach Neighborhood. This proposal, in addition to another proposed new residence on Linden Avenue, could create an unusual cluster of similar-looking residences within the Beach Neighborhood.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The landscaping plan includes low shrubs in front of the picket fence along Dorrance Way, three fruitless olive trees and planters in the front yard, low hedges along the sides of the property, and a planter with fruit trees in the back yard. The driveway, pathways, and rear yard area are proposed to be comprised of permeable pavers, with a flagstone pathway along the eastern side of the residence.

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a 2.5-foot-tall wooden picket fence is proposed to enclose the front yard and a landscaped planter is proposed in front of the fence to provide screening and softening from the street views.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

Spanish lantern-style exterior lights and landscaping pathway lights are proposed for the project, and the proposed exterior light fixture is indicated as dark sly compliant. Should the project be approved by the Planning Commission, the project would return to the ARB for final review for compliance, and any conditions of approval would require that the proposed exterior lighting comply with the above measure and the City's general night-sky friendly lighting policies.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a four-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

VI. DEVELOPMENT IMPACT FEES

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

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

Estimated Development Impact Fees

For one new single-family residential unit, based on 1,996 square-feet of new habitable area.

Fee Type	Fee Per Square-Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.12	$239.52
Highway Interchanges & Bridges	$1.68	$3,353.28
Traffic Control Facilities	$0.20	$399.20
General Facilities & Equipment	$0.95	$1,896.20
Storm Drainage Facilities	$1.78	$3,552.88
Quimby/Parkland Acquisition	n/a	n/a
Parks and Recreational Facilities	$5.63	$11,237.48
Aquatics Facilities	$0.34	$678.64
TOTAL DIFs		**$21,357.20**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	$2,761.00	$2,761.00
Fire Protection Certificate	$ 229.00	$229.00
Carpinteria Sanitary District		
Development Impact Fee	$6,576.00	$6,576.00
Sewer Service Charge	$800.70/unit/yr.	$800.70/yr.
School District		
Residential (habitable area)	$3.48/sq. ft.	$6,946.08
New Construction Tax	$500.00	$500.00
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL Other Fees		**$18,312.78**

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-25-005, thereby approving Project 23-2233-DP/CDP/ARB to 1.) demolish an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and 2.) construct a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3.
   (Staff's recommendation)

2. Direct the applicant to prepare project revisions and return to the next Commission meeting.

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

VIII. ATTACHMENTS

Attachment A Resolution PC-25-005
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B Story Pole Photographs

Attachment C Minutes from the December 15, 2022, February 15, 2024, and May 1, 2025 ARB Meetings

Attachment D CEQA Notice of Exemption

Attachment A
Resolution PC-25-005

Coeler New Residence
23-2233-DP/CDP/ARB

August 4, 2025

RESOLUTION NO. PC-25-005

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2233-DP/CDP/ARB FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE. THE PROJECT IS LOCATED AT 4949 DORRANCE WAY (APN 003-440-026), REQUESTED BY DYLAN CHAPPELL.

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to: 1.) demolish an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and 2.) construct a new 3,035 square-foot two-story single-family residence with an attached 377 square-foot two-car garage; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 11, 2025; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their May 1, 2025 meeting, wherein the project was recommended for preliminary approval; and

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

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for the front yard setback as specified in Chapter 14.14.060.1; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects); 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 Development Plan, including a Modification to the PRD front setback requirement, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 4th day of August 2025, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
David Allen, 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 4th day of August 2025.

Attachment A
Exhibit 1:
Findings for Approval

Coeler New Residence
23-2233-DP/CDP/ARB

August 4, 2025

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 23-2233-DP/CDP/ARB
AUGUST 4, 2025

COELER NEW RESIDENCE
4949 DORRANCE WAY
REQUESTED BY DYLAN CHAPPELL

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 Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 11, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's 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 Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with an attached garage, and associated grading and landscaping, on a previously developed lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the Planning Commission hearing of August 4, 2025, and herein incorporated by reference, the project involves the demolition of an existing residence and detached garage, and construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow a portion of the residence and the enclosed front entry porch to encroach up to 10 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Spanish/Mediterranean style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Safety, Noise, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

   The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the demolition and construction of one new residential unit within a developed urban neighborhood. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property 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 public utilities. No new easements are required of the project as a condition of approval. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence with an attached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated August 4, 2025. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project is found to include features that allow for energy efficiency consistent with the first finding above.

The project is also required to provide a minimum of 900 square feet of open space/landscaping in order to meet the 20% minimum open space requirements of the base zone district. As designed, the project includes 44% of the total lot area as open space/landscaping (equivalent to 1,969 square feet). Most of this landscaped area is located along the Dorrance Way frontage and can be viewed as a benefit enjoyed by the public. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be so located near the front of the lot so as to benefit the public, consistent with the third finding above.

1.5 Coastal Development Permit Finding

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

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

   The project involves the demolition of an existing residence and detached garage, and the construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of August 4, 2025, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Coeler New Residence
23-2233-DP/CDP/ARB

August 4, 2025

BIRDSEYE VIEW



AERIAL VIEW





4949 DORRANCE

VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4949 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-344-009
LOT AREA	4,500 SQ. FT.
ZONE	PRD-20
OCCUPANCY	R-3
BUILDING TYPE	V-B
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX ALLOWED HEIGHT	30'
PROPOSED BUILDING HEIGHT	24'-0"
SETBACKS: FRONT 20' FROM CL OF STREET/ 5' SIDE/ 5' REAR/ 5'	
PARKING	2 GARAGE SPACES PROVIDED

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

ALL CALIFORNIA RESIDENTIAL CODES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS

1 MANUAL J
2 VERIFIED DUCT SIZING
3 VERIFIED REFRIGERANT CHARGE
4 FAN EFFICACY WATTS/CFM
5 DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	PETER AND BARBARA COELER PB LIVING TRUST 12718 RIVERS DE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 4290 MAMMOTH LAKES, CA 93546
CIVIL ENGINEER	RANDY TEDDER R.W.C. LLC. 416 N. 8TH STREET SANTA PAULA, CA 93060 805-671-0611
T-24	RICK ROCHLEWITZ HRG COMPLIANCE, LP PO BOX 3777 SANTA ROSA, CA 95403 707-237-6057

FIRE DEPARTMENT NOTES

1 ADDRESS NUMBERS APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY AND WALKWAY GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER. (IF NUMBERS ARE ON THE EXTERIOR) NUMBER HEIGHTS AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2 SMOKE ALARMS/DETECTORS. SMOKE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP AND LIMIT SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3 CARBON MONOXIDE ALARMS/DETECTORS. SHALL COMPLY WITH UL2034 AND UL 2075 & SHALL BE LISTED AND LABELED WITH THE CALIFORNIA FIRE CHIEF AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING'S ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

LAND DEVELOPMENT NOTES

1 PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION. CITY PUBLIC WORKS INSPECTORS REQUIRE 48 HOUR NOTICE FOR INSPECTIONS.

2 STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

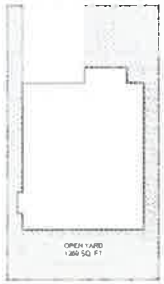
SITE MANAGER TO CONTACT:
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1 FIRE SPRINKLERS
2 ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT

OPEN YARD



FIRE DEPARTMENT NOTES

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)	PROPOSED (SF)
	GROSS	GROSS
1ST FLOOR	1060	1,514
2ND FLOOR		1,415
HOUSE TOTAL	1060	2,929
GARAGE	309	377
1ST FLOOR ENTRY PORCH		127
2ND FLOOR BALCONY		120

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	4,500	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,018	45%
MAX LOT COVERAGE ALLOWED	2,250	50%
HARDSCAPE (PERMEABLE)	1,410	31%
LANDSCAPE	1,071	24%
COMMON OPEN SPACE	1969	44%

GRADING STATS:

0 CY: CUT, 0 CY: FILL, 40 CY IMPORT (FOR RECOMPACTION) REMOVAL AND RECOMPACTION: 40B

SCOPE OF WORK (ALL CALCULATIONS ARE IN GROSS)

TO DEMOLISH THE EXISTING HOUSE AND GARAGE AND BUILD A NEW TWO STORY SFR RESIDENCE OF 2,975 SQ FT. WITH AN ATTACHED TWO CAR GARAGE OF 397. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C1.0 SURVEY
C2.0 COVER SHEET
C2.5 FIRE GRADING PLAN
C3.0 EROSION CONTROL PLAN
C4.0 DETAILS

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORY POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4449 CARPINTERIA AVENUE, SUITE 102
CARPINTERIA, CA 93013
805.832.1677

© THE DESIGNS, DRAWINGS, SPECIFICATIONS AND OTHER IDEAS, PLANS, ARRANGEMENTS AND REPRESENTATIONS EMBODIED IN THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE USE OF ANY OF THE FOREGOING BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, IS PROHIBITED AND WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

△ REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET

G1.0














CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.452.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

CHAPPELL ARCHITECTURE

CITY CASE NUMBER
PLN2023-2233

P.C. PRELEMENARY SUBMITTAL 07/07/2025

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013

NO	DESCRIPTION	DATE
1	REVISION	

SURVEY

C0.0

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

CITY OF CARPINTERIA

4949 DORRANCE WAY

LEGAL DESCRIPTION:

APN 003-440-023
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, or the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County

APN 003-440-027
Lot 1 and Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County

APN 003-440-026
Lot 6 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County

APN 003-440-010
Lot 4 in Block B of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 9, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County

LEGEND/SYMBOLS

EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING STORM DRAIN PIPE
EXISTING COMMUNICATIONS
GRADIENT LINE
FIRE HYDRANT
SPRINKLER
STORM DRAIN MANHOLE
WATER METER
SPOT ELEVATION
ELECTRICAL PULLBOX
STREET LIGHT PULLBOX

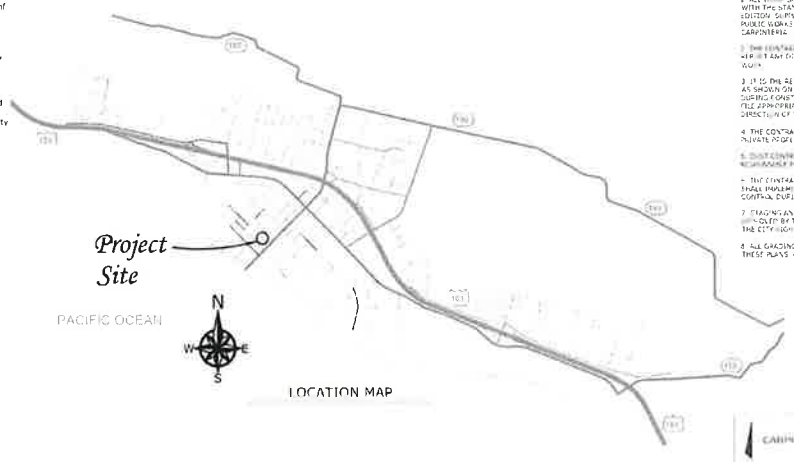
ABBREVIATIONS

AB	AGGREGATE BASE	BOV	BACKFLOW PREVENTION VALVE
AC	ASPHALT CONCRETE	CNTR	CENTER
ACP	ASBESTOS CEMENT PIPE	CPT	CEMENTATION
APPROX	APPROXIMATE	CP	CROW POINT
ASPH	ASPHALT CONCRETE	PVC	PVC
BC	BEGIN CURVE	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
BCR	BEGIN CURVE RETURN		
B.DET	BUILDING	EXW	EXTERIOR WORK
BVC	BEGIN VERTICAL CURVE	PS	PUBLIC SEWER
BW	BOTTOM OF WALL OR BACK OF WALK	WSE	WATER SURFACE ELEVATION
		WL	WATER LINE
CB	CATCH BASIN	SWB	SUBGRADE AGGR. BASE
CF	CURB FACE	POC	POINT OF CONCRETE CURVE
CGU	CURB AND GUTTER	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RD	ROAD
COMM	COMMUNICATIONS	R/W	RIGHT OF WAY
CONC	CONCRETE	ROW	RIGHT OF WAY
CP	CONTROL POINT	SAC	SANITARY CLEANOUT
DI	DROP INLET	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
ECR	END CURB RETURN	SMH	SEWER MANHOLE
ELEC	ELECTRIC	SMW	SURVEY MONUMENT WELL
EMH	ELECTRIC MANHOLE	ST	STREET
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TW	TOP OF WALL
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VLT	VAULT
GM	GAS METER	VLV	VALVE
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE

Know what's below. Call before you dig.

PROPOSED EARTHWORK QUANTITIES

	0	CU YDS	EXPORT	0	CU YDS	REMOVAL OF ASPHALT	N/A
	0	CU YDS	IMPORT	40	CU YDS	SURFACE	130
REMOVAL & RECONSTRUCTION		400	CU YDS	AVERAGE NATURAL SLOPE IN THE AREA OF GRADING			1.5:1



GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SUPPLEMENTS, AND ERRATA THERETO, WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF ITS SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND FILE APPROPRIATE DOCUMENTS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

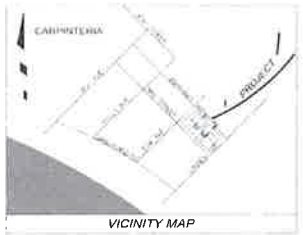
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IS AFFECTED BY THESE OPERATIONS.

5. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION SPECIFIED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT OF WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.38 THESE PLANS AND AS DIRECTED BY THE ENGINEER.



SHEET INDEX

1 COVER SHEET
2 FINE GRADING PLAN

APN: 003-440-026
FILE NO:

COELER RESIDENCE

ROBERT WILLIAM COMPANY

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER — DATE

CITY OF CARPINTERIA
4949 DORRANCE WAY
GRADING COVER SHEET

PROJECT NO: 10818.000
SHEET: 1 OF 2
PLAN DATE: 11-11-2025

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
805.832.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

△ REVISION	
NO	DESCRIPTION / DATE

TITLE SHEET

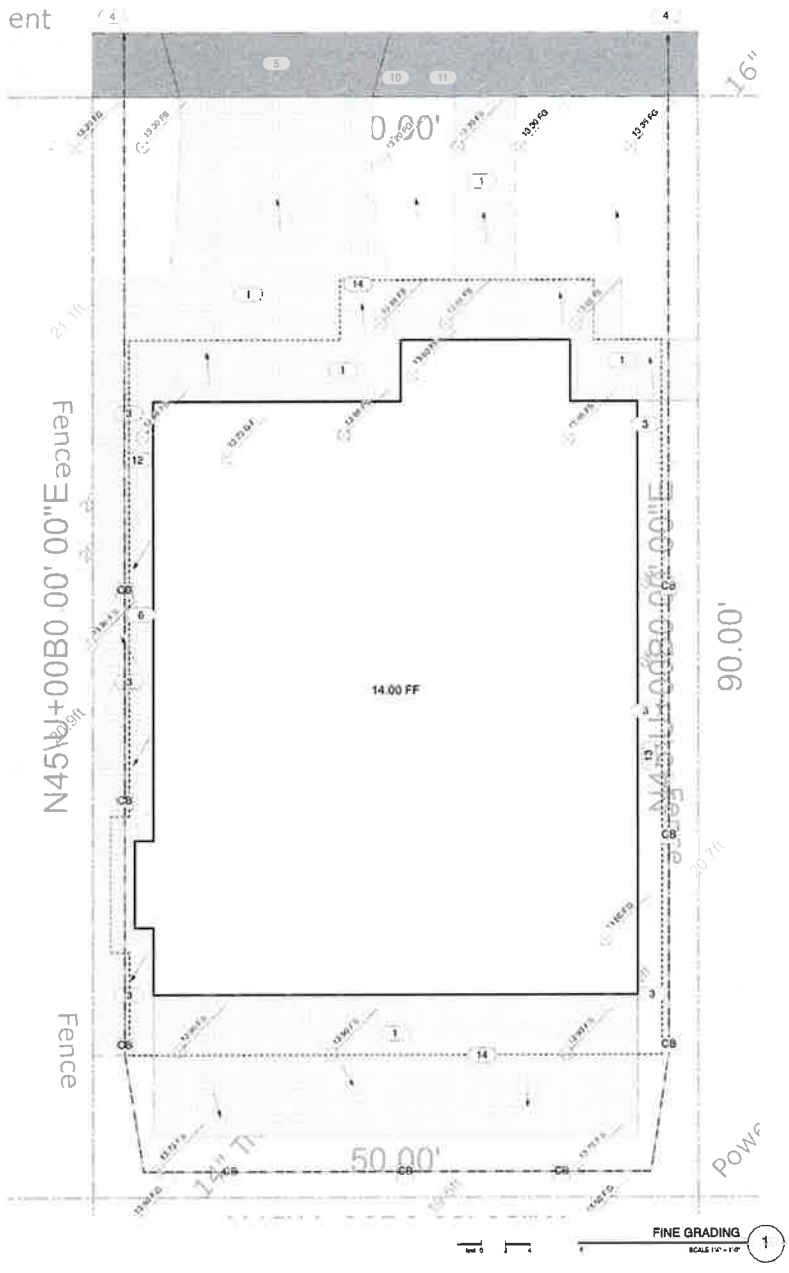
C1.0

GRADING KEY NOTES

1. PERMEABLE PAVER: APASS LUSI PLANEABLE COUNTYARD PAVERS, SAND-STONE-MOCHA, ASHLAR PATTERN. COORDINATE ON SITE W/ CITY OF SYCAMORE TREE
2. SITE DRAIN: 4" DIA. SCHEDULE 40 PVC DRAIN LINE (G= 5% MIN)
3. DOWN SPOUT: CONNECT ROOF DRAIN TO 4" SITE DRAIN
4. DRAIN OUTLET: INSTALL 4" PVC WYE, 2-3"X4" REDUCERS, 3'-0" DIA. SCHEDULE 40 PVC SIDEWALK DRAINS
5. DRIVEWAY APPROACH: INSTALL 6" PCC DRIVEWAY APPROACH W/ #4 @ 18" O.C. EACH WAY OVER 2' OF REMOVAL AND RECOMPACTION
6. LANDING: PER LANDSCAPE PLANS
7.
8.
9.
10. (N) WATER METER: 3/4" WATER METER, 1 1/2" MAIN. WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT
11. (N) GAS METER: 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) 4000 AMP PANEL WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1) PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (D) & (E)
14. (P)EXCAVATION: LIMITS OF REMOVAL AND RECOMPACTION FOR STRUCTURE, 5 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING.

LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- CB: 9" SQUARE STORM DRAIN CATCH BASIN
- G: GAS LINE
- E: ELEC. LINE
- S: SEWER LINE
- W: WATER LINE
- BP: BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766



CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
909.822.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION NO	DESCRIPTION	DATE

FINE GRADING PLAN

C2.0

GENERAL NOTES:

EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS IN STORMWATER RUNOFF. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE.

2 ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT STATE GENERAL CONSTRUCTION ACTIVITY STORMWATER PERMIT IN EFFECT AT THE TIME OF CONSTRUCTION. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. A COPY OF THE SWPPP SHALL BE MADE AVAILABLE FOR REVIEW BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE UPON REQUEST.

3 THE SWPPP SHALL BE PREPARED BY A QUALIFIED SWPPP DEVELOPER AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING ELEMENTS:

A. A LIST OF POTENTIAL POLLUTANT SOURCES AND AREAS, THE DESIGN AND PLACEMENT OF BMPS TO EFFECTIVELY PREVENT THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.

B. A MAP OF ALL BMPS AND AREAS TO BE PROTECTED, INCLUDING CONSTRUCTION ENTRANCE(S), THE LIMITS OF DISTURBANCE.

C. A PROCESS TO KEEP THE SWPPP UP TO DATE AND ADDITIONAL BMPS REQUIRED BY AGENCY REVIEWERS SHALL BE IMPLEMENTED AS NECESSARY.

4 NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.

5 DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

6 MAXIMUM EFFORT SHALL BE MADE TO MAINTAIN THE NATURAL DRAINAGE PATTERNS AND WATERSHED BOUNDARIES THROUGHOUT GRADING & IMPLEMENTATION OF THE PLAN.

7 A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCT 1 TO APR 30). EQUIPMENT AND MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE TIMELY CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. [illegible] SHALL BE NOTIFIED AT [illegible].

8 PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM DRAINS, OPEN DITCHES, CREEKS AND STORM DRAIN INLETS.

9 EMPLOYEES, SUBCONTRACTORS AND AGENTS SHALL BE INSTRUCTED ON ALL ASPECTS OF THIS EROSION CONTROL PLAN.

10 CONCRETE WASHOUT AREAS SHALL BE PROVIDED AT A RATE OF 1 PER 5 ACRES OF DISTURBANCE TO PREVENT CONCRETE WASTE FROM ENTERING STORM DRAINS OR WATERWAYS.

11 ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO PREVENT EROSION BY WIND AND WATER.

12 EROSION CONTROL DEVICES SHALL BE IN PLACE AND FUNCTIONAL BY OCTOBER 1 OF EACH YEAR AND MAINTAINED THROUGHOUT THE RAINY SEASON. ALL DISTURBED AREAS SHALL BE PROTECTED TO REDUCE EROSION BY WATER AND WIND. ALL MEASURES SHALL BE IN PLACE PRIOR TO ANY FORECAST RAIN EVENT.

13 DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. SEDIMENT SHALL BE REMOVED FROM STREETS BY HAND SWEEPING OR VACUUMING (NOT BY WASHING DOWN THE STORM DRAIN).

14 ALL GRADING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HEAVY RAIN AS DETERMINED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE.

15 ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER THROUGHOUT THE CONSTRUCTION PERIOD AND REPAIRED OR REPLACED AS NECESSARY.

16 ALL DISTURBED AREAS SHALL BE REVEGETATED OR OTHERWISE STABILIZED PRIOR TO THE FINAL INSPECTION OF THE PROJECT.

17 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AFTER THE SITE IS STABILIZED.

18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY EROSION OR SEDIMENTATION TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

19 ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

20 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES IMPOSED BY REGULATORY AGENCIES DUE TO NON-COMPLIANCE WITH THESE REQUIREMENTS.

21 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY EROSION OR SEDIMENTATION TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

22 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY EROSION OR SEDIMENTATION TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

SIGNATURE DATE

811 Know what's below. Call before you dig.

REFERENCE:

1 SANTA BARBARA COUNTY WATER RESOURCES STORMWATER MANAGEMENT PROGRAM (SWMP) FOR [illegible] IS THAN ONE ACRE (EXISTING, NEWLY DEVELOPED OR REDEVELOPED UNDER SWMP)

2 CALIFORNIA STATE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH [illegible]

3 SANTA BARBARA COUNTY WATER RESOURCES STORMWATER MANUAL PART 1 AND 2 (2007 OR LATER)

AIR QUALITY:

AT [illegible] REGIONAL AND POTENTIAL LOCAL AIR QUALITY IMPACTS OF [illegible] WE WILL:

a IMPLEMENT A REGULAR WATERING PROGRAM TO REDUCE FUGITIVE DUST

b DURING SITE GRADING AND CONSTRUCTION, IMPLEMENT [illegible] TO CONTROL WIND BLOWN DUST EMISSIONS. WHILE EMISSIONS OCCUR, WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST [illegible] PER DAY

c UNPAVED SURFACES TO COMPLY WITH THE SANTA BARBARA COUNTY APCD RULE 345 CONTROL MEASURES

d [illegible] EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE AND SHALL UTILIZE TYPES OF ALIGNMENT AS COMPLY

e SOIL HAULING OFFSITE SHALL BE WETTED OR COVERED AS NECESSARY

f USE OF DIESEL CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED IN PERIODS OF HIGH WINDS (GREATER THAN 20 MPH AVERAGE OVER 1 HOUR) AND SMOKE ALERT DAYS

g ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MPH OR LESS

h ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, AND PARKING LOTS TO BE PAVED AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDED OR SOIL BINDERS ARE USED

i HOURS OF CONSTRUCTION OPERATIONS SHALL BE LIMITED TO 8:00 AM - 5:00 PM MONDAY THROUGH FRIDAY

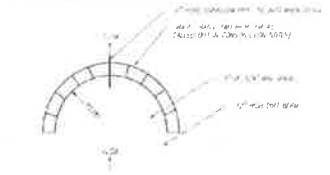
j [illegible] SHALL BE SUSPENDED WHEN WINDS EXCEED 25 MPH PER HOUR AVERAGE OVER 1 HOUR OR WHEN WINDS EXCEED 80 PERCENT OF THE NUISANCE RATING

ADDITIONAL REFERENCES:

1 [illegible] WORKS PERMIT FOR STORMWATER [illegible] ASSOCIATED WITH [illegible] WATER QUALITY ORDER 2013-[illegible]

2 CASQA BMP HANDBOOK (NEW AND/OR REDEVELOPMENT) AS APPLICABLE WITH NEW [illegible] AND/OR QUALITY ORDER NO. 99-08-DWQ

3 SANTA BARBARA COUNTY STORMWATER MANAGEMENT PLAN



GRADE BEAM DESIGNS BASIN

LEGEND:

[illegible] SHAPE FOR EROSION CONTROL PER [illegible] STORMWATER BMP HANDBOOK DETAIL [illegible] OR SIMILAR

[illegible] LOCATION [illegible]

[illegible] SEDIMENT BARRIER [illegible] STORMWATER BMP HANDBOOK [illegible]

[illegible] BARRIER [illegible] PER CASQA STORMWATER BMP HANDBOOK [illegible]

[illegible] PROTECTION [illegible] PER CASQA STORMWATER BMP HANDBOOK [illegible]

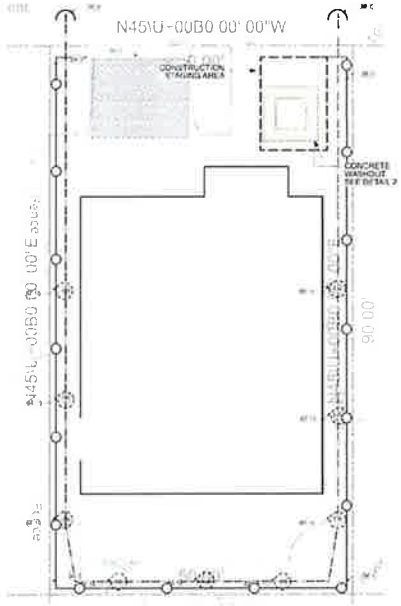
NOTE:

1 [illegible] NOT REDUCE THE HYDRAULIC CAPACITY OF THE DETENTION BASIN. [illegible] CONSTRUCTION OF SILT [illegible] AS SLOWLY AS POSSIBLE TO KEEP WATER OUT OF [illegible] CONSTRUCTION OF PERMANENT DESIGN FEATURES.

2 [illegible]



CONCRETE WASHOUT 2



EROSION CONTROL PLAN 1

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[illegible] ORANGE DRIVE, SUITE [illegible]
ROLLING, CA 93455
805.852.1677

[illegible] THE DESIGNS AND [illegible] THEREON ARE AND SHALL REMAIN THE PROPERTY OF CHAPPELL ARCHITECTURE AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS INDICATED OR REPRESENTED BY THIS DRAWING OR THE WRITTEN MATERIAL APPEARING HEREIN SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CHAPPELL ARCHITECTURE.

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

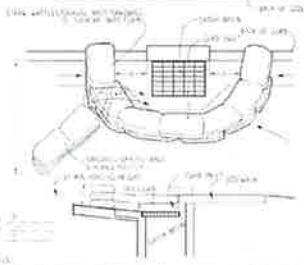
△ REVISION

NO	DESCRIPTION	DATE

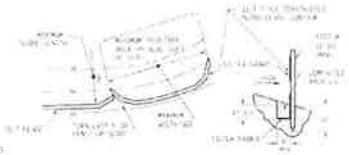
EROSION CONTROL

C3.0

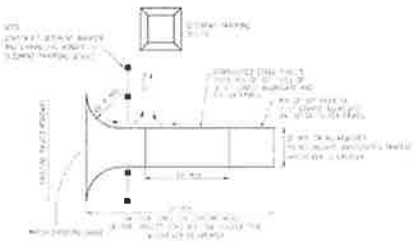
A CATCH BASIN/INLET PROTECTION



B SILT FENCE



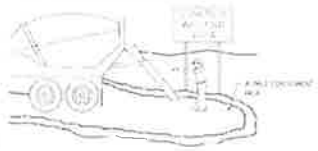
C STABILIZED CONSTRUCTION ENTRANCE



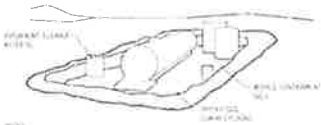
STREET MAINTENANCE

D MATERIAL STORAGE AND DELIVERY

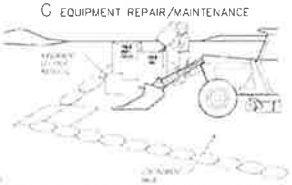
E CONCRETE WASTE MANAGEMENT



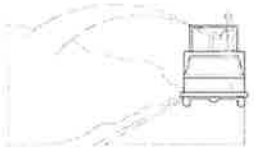
F VEHICLE/EQUIPMENT FUELING



G EQUIPMENT REPAIR/MAINTENANCE



H EROSION CONTROL



J

Know what's below. Call before you dig. 811

		ROBERT WILLIAM COMPANY		CITY OF CARPINTERIA 4934 DORRANCE WAY **EROSION CONTROL DETAILS**	PROJECT NO 10613.000 SHEET EC-2 OF 2 DATE 11-17-2023

CITY OF CARPINTERIA
APPROVED BY

PUBLIC WORKS DIRECTOR/CITY ENGINEER — DATE

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.652.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

△ REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL DETAILS

C4.0

EROSION CONTROL AND BMP NOTES

Owner

PETER CODLER
4924 DURRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Erosion & Sediment Control Plan Preparer

Dylan Chappell
Dylan Chappell Architects
1187 PARK PLACE P.O. BOX 7041
MAMMOTH LAKES, CA 93546
760.709.4769

This Plan is intended for use for interim erosion and sediment control only and is not to be used for final stabilization of permanent improvements.

The Contractor shall be responsible for maintaining erosion and sediment control measures prior during and after storm events. Maintaining includes monitoring & Repair whenever any site inspections, problems are observed, corrective actions are taken and a written record of remedial implementation measures.

Reasonable care shall be taken when loading any earth, sand, gravel, stone, debris or any hazardous substance such as oil, asphalt, other or other solid, liquid, or gaseous products, from site, on haul roads and upon haul routes, to adjacent private property, from site shall occur.

Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the mechanic construction entrance/exit.

Sanitary facilities shall be maintained on site as appropriate.

During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage facilities and water courses.

Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

The facilities shown on this plan are designed to control erosion and sediment during the rainy season November 1 to April 15. Facilities are to be operable prior to October 15 of any year.

Grading operations during the rainy season which leave disturbed slopes shall be protected with erosion control measures immediately following grading on the slopes.

This and inclusive use of straw mulch, blanket and erosion control blankets.

This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15 the completion of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until all improvements are accepted by the County.

Construction Entrances
The paving (public) concrete shared driveway, paving as the construction entrance and public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A grave- or sprayed- area are shall be installed where vehicle traffic (employees) off of unpaved areas. The responsibility for field design to meet site conditions and
their behavior of the construction entrance remains with the contractor. The prime contractor shall remain responsible for the clean up of any mud or dirt that is tracked onto public streets or paved areas, even after construction of gravel construction entrances.

Catch Basin Protection
A filter system shall be used on catch basins (drop inlets) in public and private streets, or parking lots downstream of the project. See detail ON SITE PLAN

Sediment Filters/Barriers (silt fences and straw wattles)
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located as near as practicable to the construction site as filtered prior to crossing a property line or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County / municipal staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined why/when it deteriorated has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed along contours and shall form uphills into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation
As far as is practicable existing vegetation shall be protected and left in place. In accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully selected and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated and the vegetation re-established, at least as protective as it was prior to October 15. If vegetation is not established by such date, the Winterization Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and mulch. The installation of erosion control blankets should be considered for all manufactured slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls, a layer of "mulch" should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw mulches on all finished slopes should be installed at the end of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures.
If a protective ground cover is not established by October 15 (open areas shall be protected through the winter) with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb/ac. or more. Fiber if hydroseeded 2,000 lb/ac. Fiber rolls shall be installed per the detail.

General Site Protection.
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for blasting drywall demolition debris drywall mud packaging etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicles washing and any other quality shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete waste wash area shall consist of a plastic lined dust pan or plastic lined earthen or straw-wattle containment area.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sharing, Construction Fencing, and other Site Safety
The responsibility for design to meet site conditions and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for use on private property only.

Protection Measure Removal
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping (grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

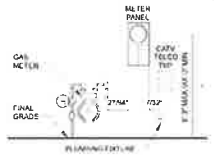
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BOND NG & UFFER GROUND S C E MBR + XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUND-ING ELECTRODE SHALL BE

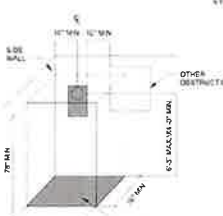
1 OF THE CONCRETE ENCASED TYPE
2 LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3 NOT LESS THAN TWENTY (20) FEET IN LENGTH
4 BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A W G
5 PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



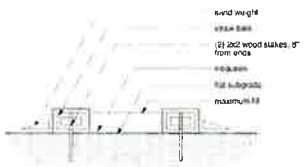
1 SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2 THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3 MAINTAIN A 3-FOOT CLEAR, LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4 PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5 FOR NEW CONSTRUCTION ONLY. DOES NOT APPLY FOR UPGRADES

ELECTRICAL SERVICE PANEL 5



1 THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL OR EXTEND LESS THAN 10 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL SHALL NOT BE CONSIDERED AN OBSTRUCTION
2 A LEVEL WORKING AND STANDING SURFACE, CLEAN AND UNOBSTRUCTED LINTALLY OR IN PROXIMITY OF THE CUSTOMER, SHALL BE PROVIDED THE M INIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE M INIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES

ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

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

14'-9" 20'-1" 19'-11" 20'-2" 6'-7"



SETBACK EXHIBIT 1

SCALE: 1/16" = 1'-0"

KEY NOTES

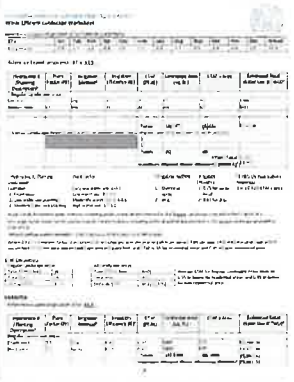
- PERMEABLE PAVER: ANDESITE PANHANDLE COUNTRYYARD PAVERS, SAND STONE MOCHA ASHLAR PATTERN
- 6' HEIGHT PICKET FENCE
- (E) ROLLED CURB AND GUTTER
- 6' TALL WOODEN FENCE ON PROPERTY LINE: NATURAL FINISH
- DG: DECOMPOSED GRANITE SURFACE
- (P) CONCRETE DRIVEWAY
- SDG: STABILIZED DG SURFACE
- EXISTING GAS METER: (N) GAS METER TO BE REMOVED
- (E) WATER METER: 3/4" WATER METER, 1 1/2" MAIN WATER METER SIZE: 0.75 MAIN AT PROPERTY LINE. THE CITY TYPE OF PENETRATION: PROTECT IN PLACE
- (E) GAS METER: 1 1/2" MAIN LINE TO BUILDING: PROTECT IN PLACE
- (P) FIRE SPRINKLER RISER
- (P) NEW AMP PANEL: WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCE AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT PANEL. CEC 110.26 (C) & (D)
- (P) A/C COMPRESSOR: WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 302.7

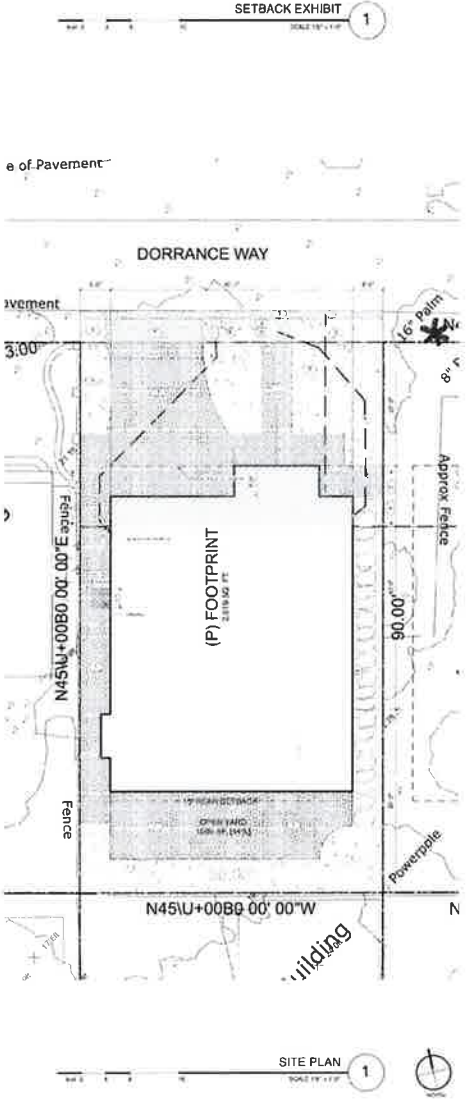
LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER

Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4769

MWELO WORKSHEET





SITE PLAN 1

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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.886.9677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

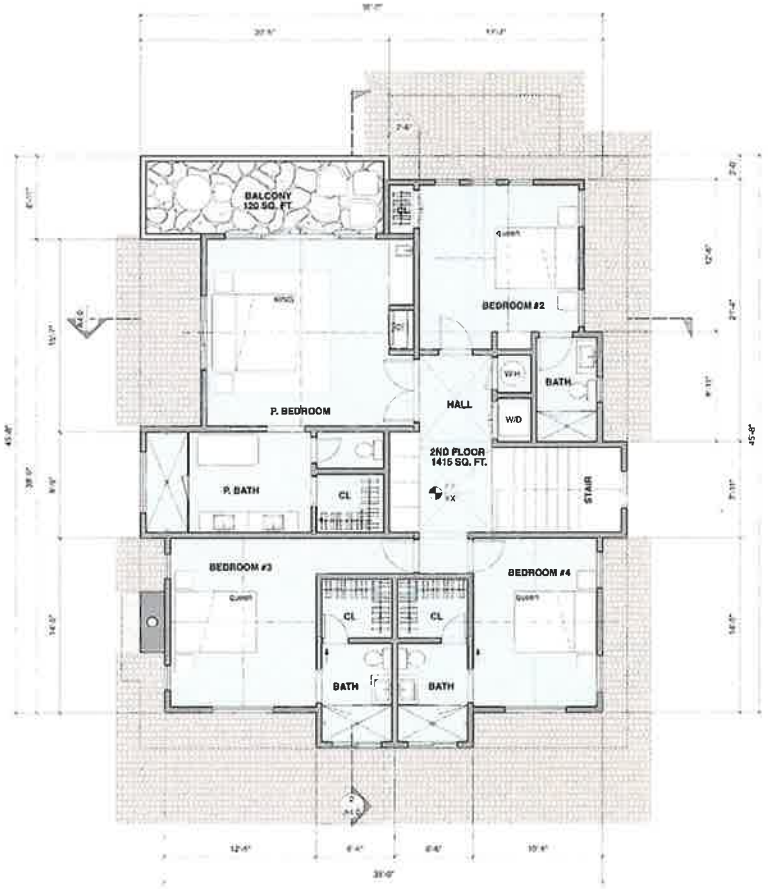
4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

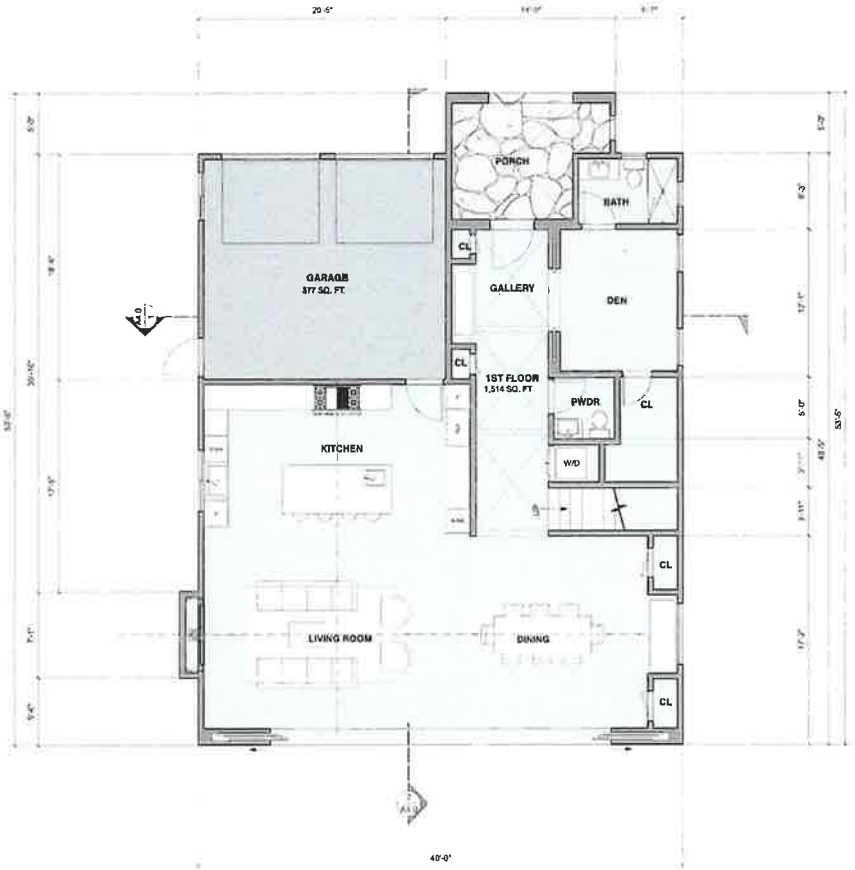
REVISION	
NO	DESCRIPTION / DATE

SITE PLAN

A1.0



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
805.852.1577

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

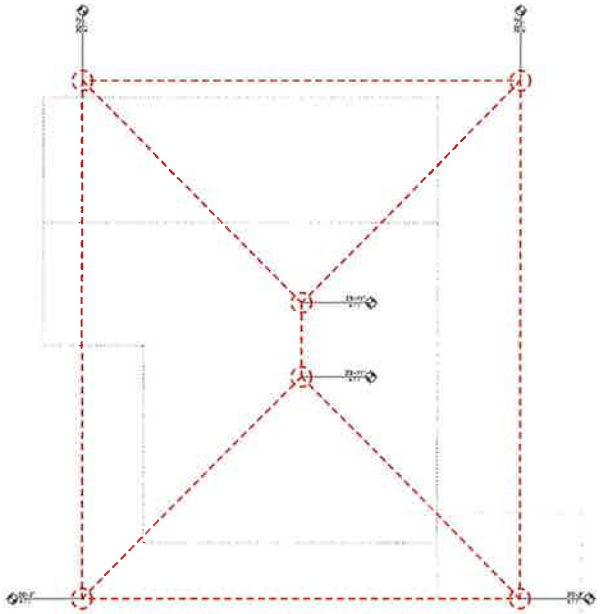
4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

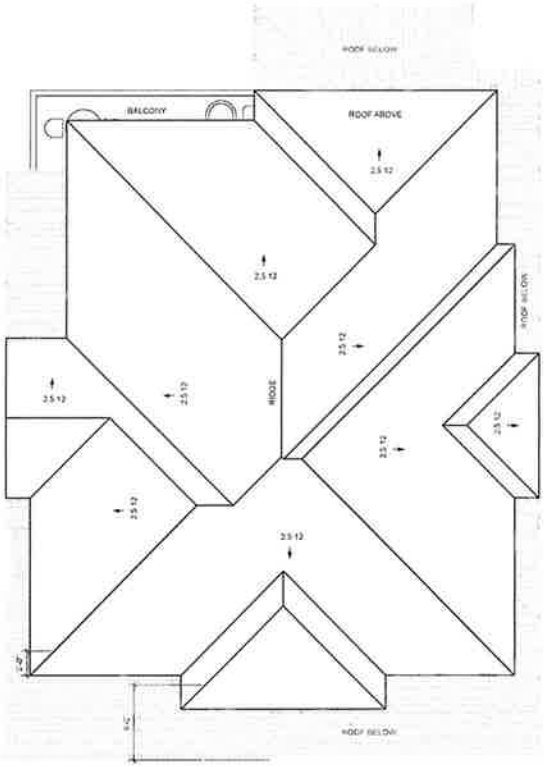
REVISION		
NO	DESCRIPTION	DATE

PLANS

A2.0



STORY POLE PLAN 2



ROOF PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL + RESIDENTIAL
4445 GRANITE DRIVE, SUITE 1501
ROCKLIN, CA 95677
855.853.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

KEY NOTES

1. EXT. FINISH: 7/8" STUCCO, LA HABRA, NAVAJO WHITE, P-525
2. DOORS AND WINDOWS: METAL WINDOW/DOOR ALUMINUM, COLOR: DARK BRONZE
3. ACCENT TILE: Villa Real 12" x 12" Matte Porcelain Tile in Blue
4. BALCONIES: WROUGHT IRON FINISH
5. EXT. LIGHTING: DARKSKY COMPLIANT
6. EXT. WOOD FINISH: WOOD TREX CASCT SOLID STAIN, COLOR: CHESTNUT BROWN
7. ROOF: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD CASA GRANDE BLEND
8. SAND STONE CAP: NATURAL SANDSTONE
9. SANDSTONE VENEER: NATURAL SANDSTONE



SOUTH ELEVATION 4



EAST ELEVATION 2



NORTH ELEVATION (STREET) 3



WEST ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4455 GRANITE DRIVE, SUITE 1207
ROCKLIN, CA 95677
916.953.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

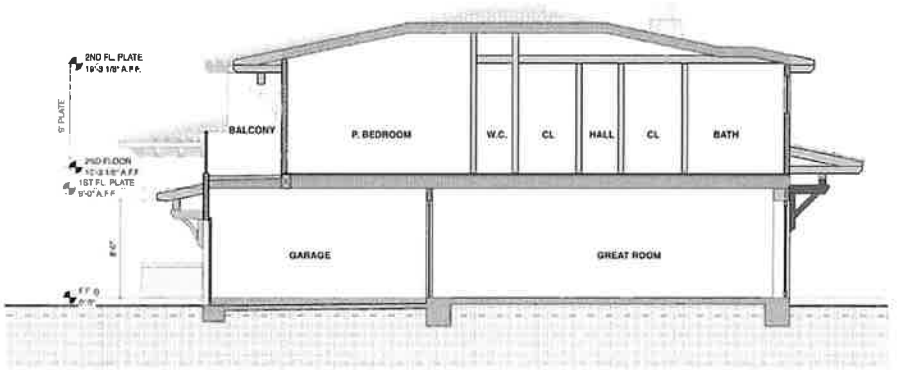
SECTION KEY NOTES

ROOF SPRAY FOAM INSULATION
R-30 HOUSE

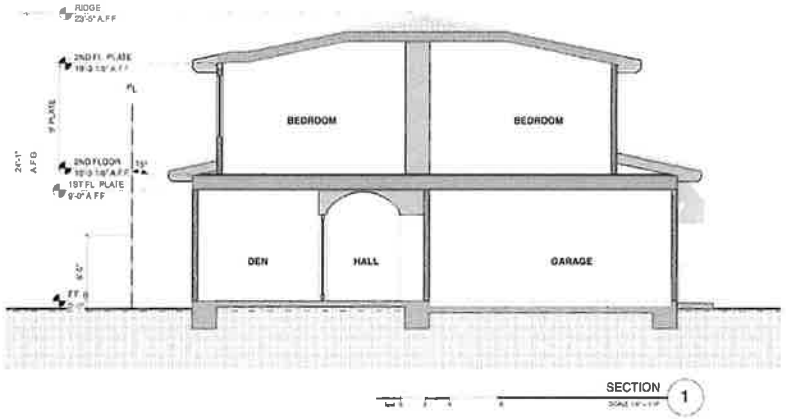
WALLS BATT INSULATION R-21

FLOOR BATT INSULATION
R-19
SLAB ON GRADE

SLOPE



SECTION 2



SECTION 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.452.1977

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

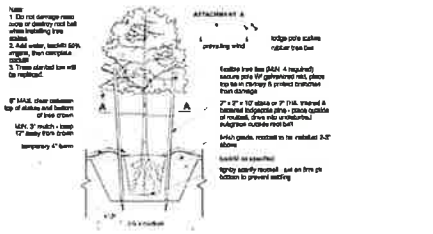
4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

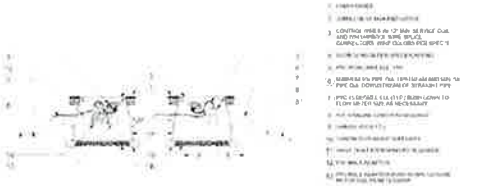
REVISION		
NO	DESCRIPTION	DATE

SECTIONS

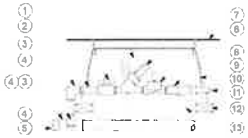
A4.0



TREE PLANTING 5

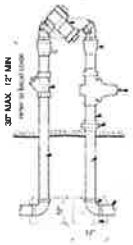


MASTER VALVE 4



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESSURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL PIPE WRAP
8. BRASS ELBOW TYP
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
[illegible]	[illegible]	3	24" BOX	[illegible]	
CITRUS DWARF LISON 'MEYER IMPROVED'	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS X LATIFOLIA	BEARSS LIME	1	24" BOX	MED	
Avocado Hass'	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM	INDIAN LAUREL	29	15 GAL	MED	
GREVILLEA OCCIDENTALIS -SUPERB N' ETALNED	LAVENDUN MIAH	29	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	BOXWOOD	25	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	27	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	15	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	10	15 GAL	LOW	
SEDUM MANGNETINE	SILVER CARPET	80	1	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND

MATERIAL LEGEND

DECOMPOSED GRANITE

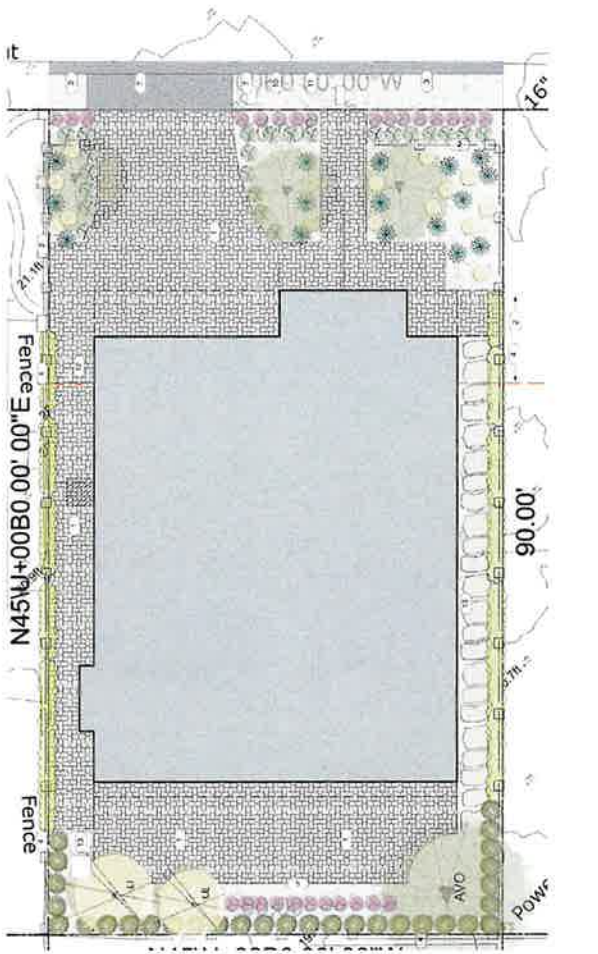
FLAGSTONE CHEROKEE CREEK

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	3/4" Polyethylene Dripline	500 LINEAR FEET	DURA-PCL	30	

KEY NOTES

1. PERMEABLE PAVER. ANGELUS PERMEABLE COURTYARD PAVERS SAND-STONE-MOCHA ASHLAR PATTERN
2. 52" HEIGHT PICKET FENCE
3. (E) R.O.W.= ROLLED CURB TO REMAIN
4. 6' TALL WOODEN FENCE ON PROPERTY LINE. NATURAL FINISH
5. DG: DECOMPOSED GRANITE SURFACE
6.
7. (P) CONCRETE DRIVEWAY APRON:
8.
9.
10. (E) WATER METER: 3/4" WATER METER. 1 1/2" MAIN WATER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)
11. (E) GAS METER: 1 1/4" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) 1000 AMP PANEL-WORKING CLEARANCE. PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC 225. 19(A)(1)(A)(1). PROVIDE 6'-4" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (C) & (D)
14. (P) A/C COMPRESSOR. WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 603.3.7



LANDSCAPE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Coeler New Residence
23-2233-DP/CDP/ARB

August 4, 2025

PLANNING COMMISSION HEARING
PROJECT 23-2233-DP/CDP/ARB
4949 DORRANCE WAY (APN 003-440-026)
AUGUST 4, 2025

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL COELER NEW RESIDENCE

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 Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated August 4, 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 Development Plan and Coastal Development Permit to: 1.) demolish an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and 2.) construct a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage, for a total size of 3,433 square feet. The project includes a request for a Modification to the front setback to allow the enclosed front entry porch and a portion of the residence to encroach up to 10-feet into the required front setback. The maximum roof ridge height of the residence would be 24.08 feet as measured from finished grade. Two non-native trees would be removed to accommodate the project. The project would include new landscaping and hardscape improvements. Access would be via a new driveway off of Dorrance Way.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical

Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

8. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

9. In the event archaeological remains are encountered during grading, 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 Grading or Building Permit and shall spot check in the field.

10. 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.

11. 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.

12. 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.

13. 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.

14. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

15. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

16. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period.

Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

17. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

18. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

19. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.

b. The engine size of construction equipment shall be the minimum practical size.
c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

20. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

21. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

22. 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.

23. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated August 4, 2025. Substantial conformity shall be determined by the Community Development Department Director.

24. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

25. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

26. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

27. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

28. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of 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.

29. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

30. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

31. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

32. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

33. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

34. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

35. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

36. 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.

37. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

38. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

39. 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.

40. 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.

41. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety,

and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

42. 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.

43. 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 Development Plan 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.

44. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

45. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria Valley Water District- Intent to Serve Letter, dated February 26, 2025,
    b. Carpinteria Valley Water District- Condition Letter, dated February 26, 2025,
    c. Carpinteria Sanitary District, dated February 27, 2025,
    d. City of Carpinteria Public Works Department, dated March 10, 2025, and
    e. Carpinteria-Summerland Fire Protection District, dated April 1, 2025.

Approved by the Planning Commission on August 4, 2025.

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

Applicant/Property Owner Date

Carpinteria Valley Water District

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

February 26, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **Request for Intent to Serve Letter regarding proposed project 4949 Dorrance Way (the "Project")**

Dear Applicant,

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

The Project proposes to demolish the existing house and garage, and to construct a new two-story single-family residence of 2,975 square feet with an attached two-car garage of 387 square feet. There will be electrical, mechanical, and plumbing work on site. No additional water meters or change of use are proposed.

Permit #: 23-2233-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 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

February 26, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **4949 DORRANCE WAY; APN 003-440-026; ACCOUNT NUMBER 03-030538-11; PROJECT NUMBER 23-2233-DP/CDP/ARB; DEMO OF EXISTING HOUSE & ADDITION OF NEW TWO-STORY SINGLE-FAMILY RESIDENCE; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 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 0.75" residential water meter (Account #03-030538-11). Based on the plans dated February 26, 2025, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- All meters and backflow assemblies must be located back of walk and not fall within a path of travel or within a driveway.
- Fire demand must be supplied to the District before building permit issuance to ensure the existing water meter is adequately sized and/or to properly size an independent fire service if required.
- 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. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire

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

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

If you have any questions, please feel free to contact me at 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

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

February 27, 2025

Syndi Souter
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: Project No. 23-2233-DP/CDP/ARB
4949 Dorrance Way Duplex
4949 Dorrance Way (APN: 003-440-026)
Applicant: Peter & Barbara Coeler

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. The project applicant proposes to demolish an existing single-family residence and construct a new single-family residence. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.

2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the duplex. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.

3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.

4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Currently, the DIF is $6,576 per EDU; subsequent increases in DIF's are subject to District Board approvals. A DIF credit of one EDU will be given for the existing single-family dwelling. Consequently, no DIF fees will be required for this project.

5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is **$800.70** per dwelling unit.

   If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

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

Date: March 10, 2025

Subject: 4949 Dorrance Way, Project No. 23-2233-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated July 19, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Three Thousand Two Hundred Fifty Dollars ($3,250) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.

2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

7. Please construct a concrete driveway apron following the Standard Plans for Public Works Construction (SPPWC) detail 110-2 Type B. Refer to the attached detail for guidance. The designated color for the driveway apron shall be Salmon #10134 by Davis Colors, or an equally approved product by the city engineer.

8. Please construct a concrete mountable curb and gutter in accordance with the Standard Plans for Public Works Construction (SPPWC) detail 121-3. Refer to the attached detail for guidance. The designated color for the curb and gutter shall be Salmon #10134 by Davis Colors, or an equally approved product by the city engineer.

9. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

10. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

11. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

12. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

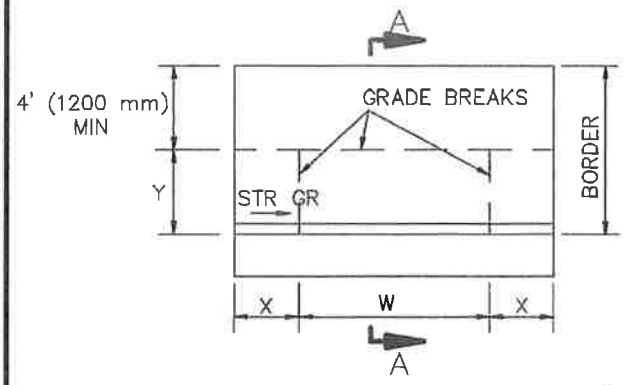
13. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

14. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

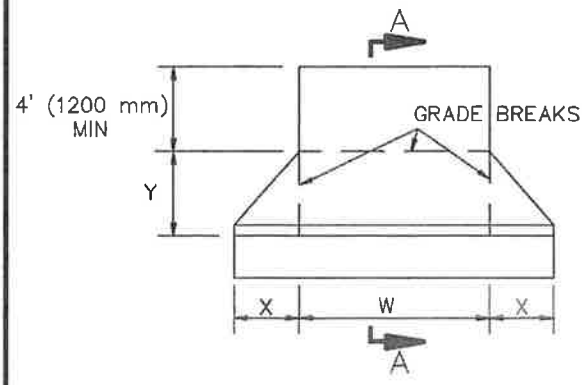
15. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

16. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

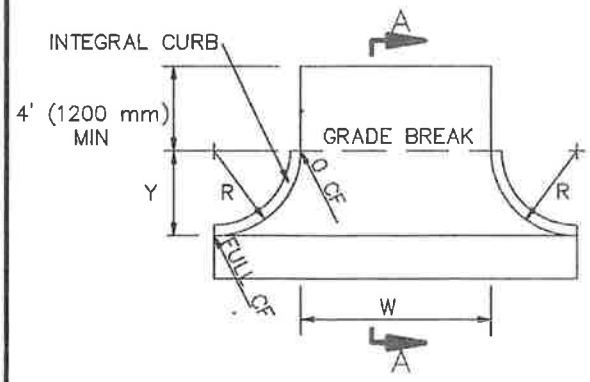
End of Comments



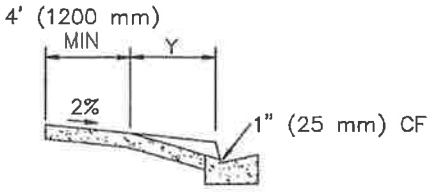
TYPE A



TYPE B



TYPE C



SECTION A–A

CURB FACE, inches (mm)	X, inches (mm)	Y, inches (mm)
6" (150) or less	3'–0" (900)	4'–0" (1200)
7" (175)	3'–6" (1050)	4'–9" (1425)
8" (200)	4'–0" (1200)	5'–8" (1700)
9" (225)	4'–6" (1350)	6'–6" (1950)
10" (250)	5'–0" (1500)	7'–3" (2175)
11" (275)	5'–6" (1650)	8'–0" (2400)
12" (300) or more	6'–0" (1800)	8'–9" (2625)

NOTES:

1. RESIDENTIAL DRIVEWAYS SHALL BE 4" (100 mm) THICK PCC.
2. COMMERCIAL DRIVEWAYS SHALL BE 6" (150 mm) THICK PCC.
3. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDES OF A DRIVEWAY AND AT 10' (3.0 m) INTERVALS.
4. CURB FOR TYPE C DRIVEWAY SHALL BE INTEGRAL AND MATCH ADJACENT CONSTRUCTION.
5. REFER TO LOCAL DEVELOPMENT REGULATIONS FOR AMERICANS WITH DISABILITIES ACCESS REQUIREMENTS AND MAXIMUM PERMITTED DRIVEWAY WIDTHS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

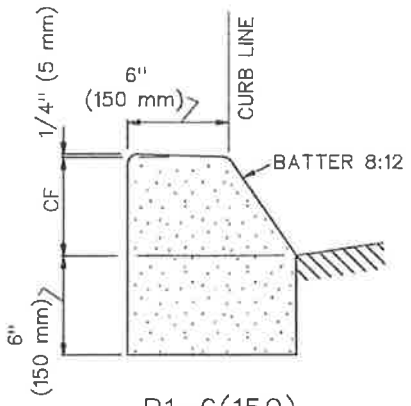
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1984 REV. 1986, 2008

DRIVEWAY APPROACHES

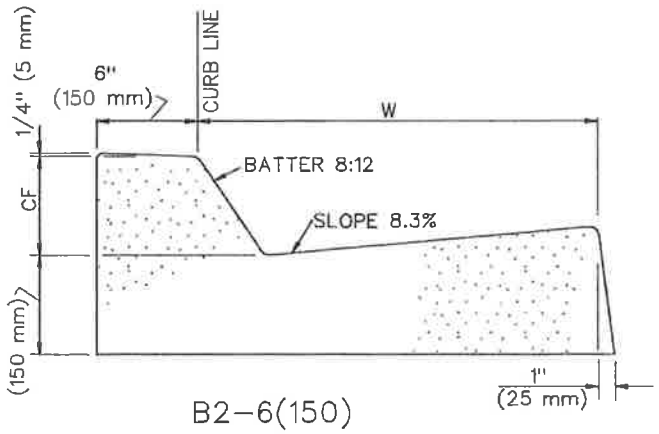
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 110–2

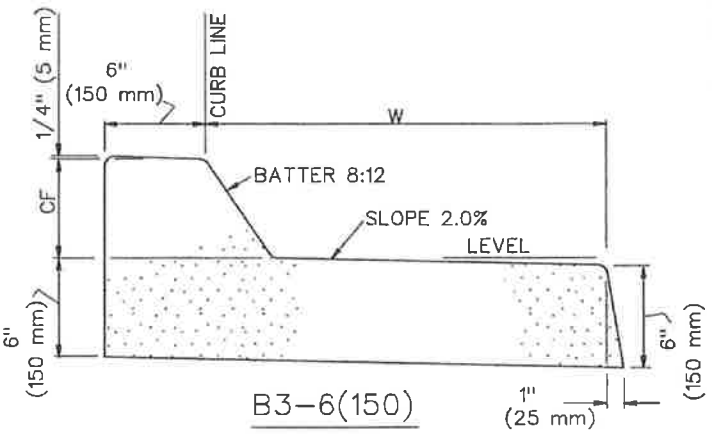
SHEET 1 OF 1



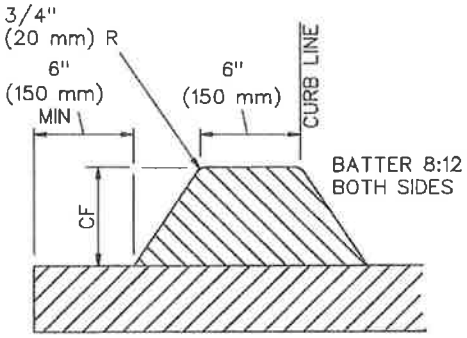
B1–6(150)



B2–6(150)



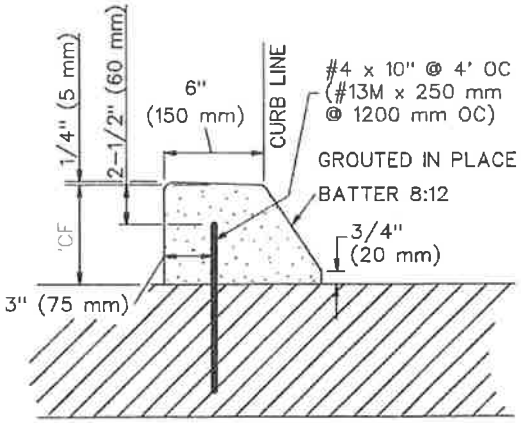
B3–6(150)



D2–6(150)

NOTES:

1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm). IF SHOWN AS 'VAR', THE CURB FACE VARIES.
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES B1, B2, B3 AND C2 SHALL BE CONSTRUCTED OF CONCRETE.
4. TYPE D2 CURB SHALL BE CONSTRUCTED OF ASPHALT CONCRETE.
5. TYPE C2 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON CONCRETE CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.



C2–6(150)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1984 REV. 1985, 2009, 2021

CURB AND GUTTER – MOUNTABLE

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 121–3

SHEET 1 OF 1

CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4949 Dorrance Way Carpinteria CA 93013, Planning, New 2 story Duplex with attached two car garage. Revised: New SFD 3,362 SQFT

Location	34.395641, -119.523448
Status	Planning Complete
Submittal Date:	July 20, 2023
Project Address/Location:	4949 Dorrance Way Carpinteria CA 93013
APN:	003-440-026
Project Description:	New 2 story Duplex with attached two car garage. Revised: New SFD 3,362 SQFT
Applicant:	Dylan Chappell
Applicant Address:	PO Box 8291 Mammoth Lakes CA 93013
Applicant Phone Number:	805-205-4760
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	October 2, 2023
Permit Number:	23-2233-DP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Michael LoMonaco
Actions Taken:	Reviewed out for corrections
Comments:	Plans revised
Resubmittal Date:	February 26, 2025
Plan Checker:	Michael LoMonaco
Date Resubmittal Completed:	March 3, 2025

PROJECT CONDITIONS:

Access Requirements:

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction, or storage of combustible materials.

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

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Water Requirements:

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

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

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

Additional Requirements:

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

Fees:

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

A. 2024 Estate Single Family Residential Development. A fee of $2761.00 per Dwelling Unit plus an additional $0.682 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

CARPINTERIA~SUMMERLAND
FIRE PROTECTION DISTRICT

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



Signed 4/1/2025, 9:04:37 AM PDT

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

Attachment B
Story Pole Photographs

Coeler New Residence
23-2233-DP/CDP/ARB

August 4, 2025



Viewing South from Dorrance Way



Viewing Southeast from Dorrance Way



Viewing Southwest from Intersection of
Dorrance Way & Linden Ave



Viewing Southeast from Dorrance Way



Viewing East from Intersection of Dorrance Way & Elm Street



Viewing North from 3rd Street at Rear of Site

Attachment C
Minutes from the December 1, 2022, February 15, 2024, and May 1, 2025 ARB Meetings

Coeler New Residence
23-2233-DP/CDP/ARB

August 4, 2025

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

4) Project: Coeler New Duplex Concept, Project 22-2179-CON
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2179-CON for conceptual review of a proposal for a new 2,221 square foot two-story duplex with a maximum height of 26.17 feet and two attached garages totaling 527 square feet, for a total size of 2,748 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

OTHER BUSINESS:

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 27, 2022

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Blakemore to approve the Minutes as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1215 Vallecito Road shed: As a follow-up to an inquiry from Boardmember Blakemore at the last meeting, staff explained that contact had been made with the property owner about the highly visible shed in the rear yard and that the owner was working with CDD staff to determine what could be permitted.
- St Joseph's Church Fencing Project: Following up on an inquiry from the Board, staff explained that the landscaping would begin to be installed in early 2023 following the holiday season.
- 4772 Third Street Condominiums Paint Colors & Driveway Replacements: Staff shared the proposed new paint color scheme for the condominiums and replacing the turfblock driveways with standard concrete. The Board did not object to the change to the driveway materials. With respect to paint colors, they suggested the gray body color go a little darker to provide more contrast from the trim color. They also suggested the trim color should correlate to the window colors (or paint the windows to match the trim, if feasible).

Chair Stein commented that there is room on the lot to move the duplex back, and asked the applicant to find a way to move the structure back 5 feet to help with the concerns of the neighbors. Chair Stein concluded his comments by noting that he appreciated the relatively low height, and that the overall design is acceptable.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend to recommend Preliminary approval with comments to the Planning Commission attached.

VOTE: 4-0 (Boardmember O'Connor Absent)

3) Project: Coeler New Duplex ~~Concept~~, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 23.67 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks again reminded the ARB members that they had reviewed this project, along with a project across the street at 4934 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks noted that unlike the project at 4934 Dorrance Way that was changed to a Craftsman style, this project has remained as a Spanish/Mediterranean style. Mr. Banks also reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments, especially related to lowering the entry tower, lowering of the second-floor plate height, and minimizing the visual presence of the garage doors. He noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence and the entirety of the entry into the required front setback. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the east and south elevation to reduce potential privacy impacts, and noted the revisions to the street-facing garage design and side elevations to offset the second story massing. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed Spanish/Mediterranean architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and "small beach town" character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: The project architect, Dylan Chappell, provided a detailed explanation as to the request for the front setback modification in relation to other structures in the immediate neighborhood and how it is appropriate to line up all of the structures along the street so that the open rear yards are also aligned to create private outdoor spaces for everyone. He also noted that pushing the structure back increases the amount of paving for the driveway. He agreed that this project, like the 4934 Dorrance Way project, should have a door from the lower unit to the backyard.

Public Comments: The Chair asked if the previous public commentors for the 4934 Dorrance Way project (Mona Duarte, Patty DeVally, and Theresa Simber) had any additional or unique comments for this project. They indicated that their comments were the same for this project.

Boardmember Discussion:

Boardmember Johnson asked for clarification on the height calculation relative to finished floor and existing grade. Staff and the applicant confirmed that the overall height would be approximately 24 feet-6 inches from existing grade. He commented that he can support the requested setback modification and liked the offsetting projections along the street elevation with the entry set forward and garage doors set back. Boardmember Johnson noted that the proposed one-bedroom unit has more of a two-bedroom floor plan, but noted that is a planning issue rather than an ARB issue. He supported the Mediterranean design but noted the rear elevation could use some "help" and there is an opportunity to improve the look of the building from the backyard, along with providing a more developed landscape plan which would help soften the exterior appearance. Boardmember Johnson cautioned the applicant that the color should be muted and not "white-white," and should have a lower light reflective value. Finally, he advised the applicant that the roof tiles should have a terra cotta color rather than a bright orange color.

Boardmember Little commented that he appreciated the applicant agreeing to provide a door from the lower unit directly to the backyard. He also appreciated the applicant providing the exhibit of the front setback alignment of neighboring structures and expressed support for the front setback modification rather than pushing the duplex further back on the lot. Boardmember Little commented that the architectural style and size of the duplex is acceptable, and agreed with Boardmember Johnson that the color should not be bright white.

Vice Chair Blakemore commented that the landscape plan should be more developed, and the number of olive trees should be reduced. She was supportive of the requested front setback modification since the structure meets the 20 ft. from property line requirement, although not the 50 ft. from street centerline requirement. She commented that the side entry to the lower unit should have more articulation and should be more clearly designed as the primary entry to the unit. Vice Chair Blakemore concluded that the front elevation was well executed and overall, it is a nice project.

Chair Stein agreed with Boardmember Johnson's comments regarding the color needing to be muted, and the roof tile being more of a terra cotta color as opposed to orange. He agreed with the applicant that it would be better to support the setback modification rather than pushing the structure back on the lot to preserve the alignment of the open back yards with the neighboring properties. Chair Stein concluded his comments by requesting that the applicant study the second-floor bedroom window on the west elevation to determine if it can be raised to reduce potential privacy impacts on the neighbor.

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

VOTE: 4-0 (Boardmember O'Conner Absent)

OTHER BUSINESS: None.

CONSENT CALENDAR: None.

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Senior Planner Syndi Souter presented proposed revisions to the Story Pole Procedures to the ARB and requested their feedback and comments. Ms. Souter advised that the Story Pole Procedures are being revised to clarify that blue flags are no longer allowed and that contrasting colored ribbons, flags, or construction safety mesh (e.g. neon pink, orange or red) shall be required to ensure the installed poles are clearly visible. She further clarified that the type of flags should be noted on the story pole plan, and that any guywires required for the story pole installation shall not be anchored to trees or other vegetation. The Board did not have any comments and supported the requested revisions.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:56 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, February 29, 2024. All Boardmembers present indicated they expect to be in attendance.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

ACTION: Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The proposed setback is consistent with other residences in this location.

Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style and overall design.
- Requested front setback modification as related to neighborhood compatibility.
- The architectural details and color scheme.
- The street frontage design, including the dominance of the garage doors.
- Compatibility with the beach neighborhood and "small beach town" character.
- Proposed exterior lighting.
- Proposed landscaping and hardscape design.
- Planning for future sea level rise impacts.

Syndi responded to questions from the ARB regarding their comments during preliminary review and the specifics of the current proposal.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed the proposed house and compared it to the previously reviewed duplex. Dylan, staff, and the ARB discussed the size, bulk, and scale of surrounding two-story buildings in relation to the proposal.

Public Comments: None

Boardmember Discussion:

O'Connor: The south elevation has a large window with a lot of potential activity adjacent to it that should be addressed for privacy. The project is too "muscular," the size of the project and massing should be reduced, and the second story should be "wedding caked" more.

Little: The Spanish-Mediterranean style is in your face and the entry alcove is overdone and he would like it to be opened up to reduce darkness in that location. The massing is too much. Likes the design of the first-floor windows at the rear and the access provided to the back of the house to respect the neighbors. It would be nice to reduce the structure to have more space in the backyard as well. The story poles should have red flags for consistency with the Linden Avenue project.

Johnson: The second story has generous rooms that could be reduced so the 2nd story walls could be drawn in. Encouraged applicant to increase the "wedding cake" massing in respect for the neighboring homes. He likes the front elevation and how it sets back from the street, and thinks it is very well animated and is nicely detailed in the massing and colors. Not concerned about the perimeter as it has landscaping. He is appreciative of the second-floor lower plate as compared to others in the neighborhood. He would like more articulation on the second floor to reduce the massing.

Blakemore: For the future submittals, leave the plant material off the imagery so there is a realistic depiction of what is going in the elevations. Cover up the A/C condenser and mechanical in the back. The lot sizes are more generous so the design appears to sit better on the site. It terms of landscaping, with the existing avocado, there is not a need for hedges in that corner. She would like a different plant palette from the landscape architect for each of the three projects to mix things up.

ACTION: Motion by Boardmember Johnson, seconded by Chair Blakemore, to recommend preliminary approval to the Planning Commission with the ARB comments incorporated in the project design.

VOTE: 4-0

3) Project: 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a revised proposal to construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage, for a resultant size of 3,749 square feet. The proposal includes an unenclosed 62 square-foot front entry porch and a 396 square-foot covered loggia at the rear. The maximum roof ridge height of the proposed residence would be 25-feet above the finished grade. The existing 1,275 square-foot single-family residence and accessory structures on the property would be demolished. Access would be via a new driveway off Dorrance Way. The parcel is zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,275 sq ft residence and accessory structures and construction of a new 3,312 sq ft two-story single-family residence with a 437 sq ft two-car garage with a maximum height of 25 feet. She described how the new proposal would include new landscaping and hardscape, a new driveway off Dorrance Way, and have a slab on grade foundation.

She reviewed the aerial of the project in relation to the uses in the vicinity. She showed photos of the existing residence and presented the proposed project plans including: the site plan, floor plans, elevations, section plans, the roof plan, materials and colors palette, and an exhibit showing the proposed front and rear setbacks. She showed photos of the story poles and discussed views of the poles from locations along Dorrance Way, from the Linden and Dorrance Way intersection, and from the city parking lot across the railroad tracks. The proposal includes request for a modification to the front yard setback requirement. The grading and drainage plans have been revised to eliminate the previously proposed filled pad, and the design of the revised project remains in the Coastal Craftsman architectural style.

Topics suggested for ARB consideration include the following:

- Proposed architectural style and overall design;
- Requested front setback modification as related to neighborhood compatibility;
- The architectural details and color scheme, including doors and windows;
- The street frontage design;
- Planning for future sea level rise impacts;

Attachment D
CEQA Notice of Exemption

Coeler New Residence
23-2233-DP/CDP/ARB

August 4, 2025

Print Form

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: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

4949 Dorrance Way, Carpinteria, CA 93013 (APN 003-440-026)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the demolition of an existing 1,060 square-foot single-family residence and 309 square-foot detached garage, and the construction of a new 3,056 square-foot two-story single-family residence with an attached 377 square-foot two-car garage.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303(a)(e), §15304(b)(c)(f), & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project includes only the construction of a new SFD with grading and landscaping, 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: _____

PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 4, 2025

ITEM FOR CONSIDERATION

Coeler New Residence

Project 23-2234-DP/CDP/ARB

Request to approve a Development Plan and Coastal Development Permit to: 1.) demolish an existing 1,275 square-foot single-family residence and detached accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage; and to accept a categorical exemption pursuant to §15303, §15304, 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

Owners: Peter and Barbara Coeler

Agent: Dylan Chappell, Architect

Project Location: 4934 Dorrance Way

APN: 003-440-010

Zoning: Planned Residential Development (PRD-20)

Land Use Designation: Medium Density Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-25-006, thereby approving Project 23-2234-DP/CDP/ARB to 1.) demolish an existing 1,275 square-foot single-family residence and detached accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage; and to accept a categorical exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage, for a resultant size of 3,749 square feet. The proposal includes an unenclosed 62 square-foot front entry porch and a 396 square-foot covered loggia at the rear. The maximum roof ridge height of the proposed residence would be 24.92-feet above the finished grade. New landscaping, hardscape (including a new driveway), and fencing are proposed as part of the project. One triple-trunk palm and a non-native ornamental tree would be removed as part of the project. The existing 1,275 square-foot single-family residence and accessory structures on the property would be demolished. Access would be via a new driveway from Dorrance Way.

The project includes a request for a Modification to the front setback to allow the unenclosed covered front porch and approximately 72 square-feet of habitable space to encroach up to 8.5-feet into the required front setback of 30-feet from the property line.

Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2. Story poles for a prior duplex proposal that were substantially similar in height and location as the current proposal were erected in February 2024 and removed in June 2025; photographs are included in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The subject parcel is 5,582 square feet in size and is located on the north side of Dorrance Way between Linden Avenue and Elm Avenue. The property is currently developed with a single-story residence, a detached garage, and a shed. There are no building permits on file for the original structures. The Santa Barbara County Assessor's Office data indicates that the property was developed in 1910, prior to the implementation of any building codes or permit requirements in the area and therefore the existing structures are considered legal-nonconforming. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by City-owned property and the UPRR railroad tracks to the north; The Spot restaurant parking lot to the east; one- and two-story residences to the south (across Dorrance Way); and a single-story single-family residence to the west.

The property is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise

impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

Architectural Review Board

Concept Review

A prior proposal for a duplex (Project #22-2179-CON) was reviewed by the Architectural Review Board (ARB) at a conceptual level on December 15, 2022. At that meeting, the ARB had the following summarized comments:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Push the duplex back to comply with the front setback and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new 2,120 square-foot two-story duplex with two attached garages totaling 533 square-feet, for a total project size of 2,772 square feet and a maximum height of 23.25 feet was submitted on July 13, 2023. While the overall scope of the project was unchanged from the concept review (i.e., a duplex with same general site layout, same unit arrangements, and same project square footage), the project had been revised in response to the ARB's conceptual review comments in several ways:

- The architectural style was revised from Spanish/Mediterranean to Coastal Craftsman style;
- Overall height reduced approximately 2.9 feet;
- First floor plate height was reduced from 10 feet to 9 feet;
- Second floor plate height was reduced from 9 feet to 8 feet;
- Tower entry/stair element was reduced in height approximately 3 feet;
- Driveway width reduced to 16 feet;
- Clarification of pad and finished floor heights (FF approx. + 2 ft. from existing grade); and
- Preliminary landscape/hardscape plan was provided.

On February 15, 2024, the duplex proposal received preliminary review by the ARB. At that meeting, three members of the public spoke with similar comments regarding the two-story height, size, privacy, parking, and pedestrian safety. The ARB reviewed the project and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the design:

- Appreciation for the change to Coastal Craftsman style architecture and lower height,
- Support for the front yard setback Modification to allow the entry tower to be located 20-feet from the street, but within 50-feet of the centerline,

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

- Consider pushing the duplex farther back on the lot to minimize view and privacy impacts,
- The high windows on the second story help to mitigate privacy concerns,
- Add more visual cues to locate the entrance to the first-floor unit,
- The proposed exterior colors and materials are appropriate, and
- The landscaping plan should be more developed to soften the architecture and provide screening.

Following that ARB meeting, the project was revised from a duplex to a 3,479 square-foot single-family residence, and the grading and drainage plans were revised to eliminate the filled pad. In response to the ARB comments on February 15, 2024, the following revisions were included in the design for the new single-family residence:

- The stone entry tower and second story balcony have been eliminated, and a covered front porch and covered back patio with Santa Barbara stone column bases are now part of the design;
- The front of the residence has been pushed back from the street by approximately 5-feet,
- The landscaping plan has been updated to include three olive trees with planters in the front, and fruit trees with a synthetic lawn in the rear yard, and
- The front entry to the residence is now in a more obvious location facing Dorrance Way.

The design for the single-family residence received preliminary review by the ARB on May 1, 2025. No public comment letters were submitted, nor did any members of the public speak at the meeting. The ARB reviewed the project and voted 4-0 to again recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- Provide a different plant palette for each of the three new residences.

Copies of the Minutes from the December 15, 2022, February 15, 2024, and May 1, 2025 ARB meetings are included in Attachment C.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for rare, threatened, or endangered species; the 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 project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, associated grading (including utility trenches and over-

excavation and recompaction for the foundation), and landscaping improvements; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

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

V. ANALYSIS

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

Carpinteria Municipal Code (CMC)

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable Planned Residential Development District and other CMC requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Dorrance Way)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	41.5 feet from centerline of street; 21.5 feet from property line*
Side (East)	5 feet min., 10 feet max.	5 feet
Side (West)	5 feet min., 10 feet max.	5 feet
Rear (North)	15 feet min.	17 feet
Height	30 feet max.	24 feet 11 inches max.
Building Coverage	50% max. (2,791 square feet)	36% (2,026 square feet)
Open Space & Landscaping	20% min. (1,116 square feet)	34% (1,899 square feet)
Density	2 units max. (20 units/acre)	1 unit
Parking	2 garage spaces	2 garage spaces
Driveway Width	16 feet max.	16 feet

**See setback modification discussion below.*

Setback Modification

A modification would be necessary for a reduction to the front yard setback. The proposed covered front porch and portions of the proposed foyer and the bedroom above, comprising a total of approximately 72 habitable square-feet, are proposed to be located 21.5-feet from the front property

line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The front yard setback requirement in the PRD zone is 50-feet from the street centerline *or* 20-feet from the property line, whichever is greater. In this case, the Dorrance Way right-of-way is only 40-feet wide (20-feet on each side of the centerline), so the more restrictive front yard setback would be the 50-foot setback from the street centerline, which equates to a 30-foot setback from the front property line (20 feet in the ROW + 30 feet on the property = 50 feet total). The existing residence is set back approximately 68 feet from the front property line, and thus complies with the current setback requirements. However, other residential structures in the area exhibit front yard setbacks of 20-feet or less from the front property line, so such a request is not without precedent. There is precedent for approval of setback modifications for minor encroachments of covered porches in the Beach Neighborhood, so this request could be found compatible with the neighborhood. Notably, the existing residence occupies nearly the entire 15-foot rear setback and the proposed project would cure this nonconformity as the proposed project would be set back approximately 17-feet from the rear property line at the closest point. It should be noted that the ARB was supportive of the modification request based on consistency with the lesser setbacks on neighboring properties.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements: *"In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district."*

The unenclosed front porch adds a welcoming charm to the residence when viewed from the street, and the rest of the entry element is set back an additional 5.5-feet from the front porch. Other homes on Dorrance Way are located within 20-feet of the front property line, including the adjacent residence to the west that is set back 10-feet from the front property line. Historically, the Planning Commission has been supportive of modifications to allow unenclosed front porches and small portions of habitable space to encroach within the front setbacks where it lends to good design and conforms to the established neighborhood character. The ARB was supportive of the Modification request since other homes in the area are also closer to the street. The proposal shows 34% of the property in open space, which includes the front and rear yards and landscaped areas. A new picket fence with landscaping in front along the Dorrance Way frontage is proposed, which would be a beneficial improvement for the public to enjoy. With the amount of open space exceeding the 20% minimum requirement, the Planning Commission could make the necessary findings for the Modification to allow the requested setback encroachment.

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*
f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown beach neighborhood. The project is a small in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested front setback Modification, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed new residence represents an in-fill development project in an urbanized, developed part of the City's beach neighborhood that would replace an existing older dwelling unit. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are executed in a manner that is consistent with other applicable City policies and regulations, as discussed below.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

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

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts on Dorrance Way, which is one of the three streets that provide access into the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks or other improvements, and is regularly traveled by pedestrians and vehicles. The proposal would introduce a new picket fence and a driveway with a garage that would back-out onto Dorrance Way. The plans include an approximately 8-foot-wide decomposed granite (DG) strip between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed picket fence and landscaping along the Dorrance Way property line to provide adequate line-of-sight and for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

Safety Element

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

The project site is not currently located in the designated 100-year floodplain, and nor is it proposed to be on the forthcoming updated FIRM maps. However, it is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities are likely to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP,

which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise (SLR) considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

Noise Element

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular one- and two-story cottage and Craftsman style residences. The architectural style, size, and massing of the proposed residence is comparable to other newer two-story structures in the vicinity. While the proposed height would be considerably taller than the immediately adjacent single-story residence to the west, the project features primarily high windows on the second-floor elevations to minimize privacy impacts. Additionally, there are no adjacent residences to the north or east of the site, thus minimizing potential privacy concerns.

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).*

Public views of the mountains are available from Dorrance Way. The proposed residence would interrupt, but not block, existing mountain views. Views to the mountains would still be available between the proposed structure and over adjacent parcels (especially considering the large open area of The Spot parking area to the east of the site). Views of the ocean are not available from the site. Main public view corridors towards the beach and mountains from within the Beach Neighborhood occur along the north-south oriented streets and from public open spaces (e.g., Carpinteria Salt Marsh Park) and would not be impacted by this project.

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 frontages designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

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

The project site fronts on Dorrance Way, which is one of the three streets to access the Beach Neighborhood from Linden Avenue. The narrowly paved street does not have sidewalks or other improvements, and is regularly traveled by pedestrians and vehicles. Welcoming features to the proposed residence include a front porch facing Dorrance Way with landscaping and a 2.5-foot-tall wooden picket fence surrounding the front yard. The garage comprises 21-feet, or 53% of the front elevation's width. The garage door would be 16-feet wide to minimize the prominence of the garage as viewed from the street, is set back slightly from the adjacent front covered porch, and would have well-articulated, decorative materials and quality detailing. The plans include an approximately 8-foot-wide decomposed granite (DG) strip between the property line and the existing rolled curb. The intent is to provide a buffer from the proposed picket fence and landscaping along the Dorrance Way property line to provide adequate line-of-sight and for pedestrian safety. The DG strip also allows for public on-street parking on the road shoulder.

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

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

A fully shielded and hooded exterior light fixture and landscaping pathway lights are proposed for the new residence. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

The project would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including the provision of roof-mounted solar panels. Proposed landscaping appears to comply with the applicable design policies and water conservation requirements promoting the use of low water use and locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with a combination of hip, gable, and shed roofs, with portions of the front and side elevations stepped back in various locations. The covered front porch and rear covered patio add further depth to the proposal. Picket fencing and landscaping would separate the private front yard area from the street and provide a welcoming street presence. The garage encompasses 53% of the width of the lower front elevation, however the garage door comprises only 40% of the width of the proposed residence. The project plans reflect a finished floor elevation of approximately eight-inches above the existing grade. Following several earlier reviews of a related proposal, the subject residence was recommended for approval by the Architectural Review Board with recommended revisions only to the landscape plan.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane and would be compliant with DG 1, as shown on the south elevation drawing on Sheet A3.0.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The size, bulk, and scale of the proposal is generally similar to, and compatible with, other newer two-story buildings in the Beach Neighborhood. The modest plate heights at 9-feet on the ground floor and 8-feet on the second floor help to minimize the overall height. The Coastal Craftsman-style architecture of the proposed project is compatible with the Beach Neighborhood and the "small beach town" charm of the City.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

The massing of the proposed residence is varied in the front between the one- and two-story portions, in addition to the front porch and covered rear patio providing additional "stepping" to break up the massing. The second story comprises 46% of the total square footage of the residence. However, the covered porches increase the visual mass of the first floor which results in the second story appearing to be 41% of the total, which is consistent with the intention of DG 4. The front of the proposed second-story is stepped back up to five-feet from the lower ground floor façade, therefore the proposed residence complies with DG 5.

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The maximum height of the proposed residence is 24.92-feet, which is lower than the maximum height specified in DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The project elevations incorporate off-set wall planes, wooden garage doors, and a variety of window and door sizes in compliance with this Design Guideline.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the roof of the proposed residence incorporates hip, gable, and shed roof elements. An open gable roof with a 10:12 pitch would accent the front entry area. Portions of the side elevations would have open gables; however, these variations would break up the roof mass and appear to comply with the intention of DG 12.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The front yard would be surrounded by a 2.5-foot-tall wooden picket fence with landscaping in front along Dorrance Way. The low fence would create an open feeling between the public and private spaces while also welcoming and directing visitors from the street.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

The driveway and garage are located at the front of the residence facing the street. The garage has been designed with 16-foot-wide wooden door. The face of the garage wall is set back 2.5-feet from the front entry porch, and is animated by a metal roof with exposed wooden beams, rafter tails and supports. These design features help to reduce the visual impact of the garage facing the street.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed project includes low-pitched roofs, wide eaves, simulated wood shingles, vertical board-and batten siding, exposed wood rafter tails, and wooden garage doors; all traits typical of Craftsman architecture. The body would be white with painted white trim. The main roof would be a gray dimensional shake, with a gray metal shed roof on the first story. Wooden columns with Santa Barbara stone bases would support the front and rear porches. The second floor would be stacked above the first floor with offset distances ranging from 2.5- to 5-feet to help reduce the apparent massing from the street. High windows on the sides of the second story are incorporated to reduce potential privacy impacts on the adjacent neighbor to the west.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscaping plan includes low shrubs in front of the picket fence along Dorrance Way, three fruitless olive trees and planters in the front yard, low hedges along the sides of the property, and a planter with fruit trees and a synthetic lawn in the back yard. The driveway, side pathway, and rear patio are proposed to be comprised of permeable pavers, with a flagstone pathway along the western side of the residence.

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a 2.5-foot-tall wooden picket fence is proposed to enclose the front yard and a landscaped planter is proposed in front of the fence to provide screening and softening from the street views.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

A fully shielded and hooded exterior light fixture and landscaping pathway lights are proposed for the project, and the proposed exterior light fixture is indicated as dark sly compliant. Should the project be approved by the Planning Commission, the project would return to the ARB for final review for compliance, and any conditions of approval would require that the proposed exterior lighting comply with the above measure and the City's general night-sky friendly lighting policies.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a five-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

VI. DEVELOPMENT IMPACT FEES

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

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

Estimated Development Impact Fees

For one new single-family residential unit, based on 2,037 square-feet of new habitable area.

Fee Type	Fee Per Square-Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.12	$244.44
Highway Interchanges & Bridges	$1.68	$3,422.16
Traffic Control Facilities	$0.20	$407.40
General Facilities & Equipment	$0.95	$1,935.15
Storm Drainage Facilities	$1.78	$3,625.86
Quimby/Parkland Acquisition	n/a	n/a
Parks and Recreational Facilities	$5.63	$11,468.31
Aquatics Facilities	$0.34	$692.58
TOTAL DIFs		**$21,795.90**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	$2,761.00	$2,761.00
Fire Protection Certificate	$ 229.00	$229.00
Carpinteria Sanitary District		
Development Impact Fee	$6,576.00	$6,576.00
Sewer Service Charge	$800.70/unit/yr.	$800.70/yr.
School District		
Residential (habitable area)	$3.48/sq. ft.	$7,088.76
New Construction Tax	$500.00	$500.00
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL Other Fees		**$18,455.46**

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-25-006, thereby approving Project 23-2234-DP/CDP/ARB to 1.) demolish an existing 1,275 square-foot single-family residence and detached accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3.
   (Staff's recommendation)

2. Direct the applicant to prepare project revisions and return to the next Commission meeting.

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

VIII. ATTACHMENTS

Attachment A Resolution PC-25-006
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B Story Pole Photographs

Attachment C Minutes from the December 15, 2022, February 15, 2024, and May 1, 2025 ARB Meetings

Attachment D CEQA Notice of Exemption

Attachment A
Resolution PC-25-006

Coeler New Residence
23-2234-DP/CDP/ARB

August 4, 2025

RESOLUTION NO. PC-25-006

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2234-DP/CDP/ARB FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE. THE PROJECT IS LOCATED AT 4934 DORRANCE WAY (APN 003-440-010), REQUESTED BY DYLAN CHAPPELL.

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to: 1.) demolish an existing 1,275 square-foot single-family residence and detached accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 24, 2025; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their May 1, 2025 meeting, wherein the project was recommended for preliminary approval; and

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

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for the front yard setback as specified in Chapter 14.14.060.1; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects); 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 Development Plan, including a Modification to the PRD front setback requirement, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 4th day of August 2025, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
David Allen, 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 4th day of August 2025.

Attachment A
Exhibit 1:
Findings for Approval

Coeler New Residence
23-2234-DP/CDP/ARB

August 4, 2025

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 23-2234-DP/CDP/ARB
AUGUST 4, 2025

COELER NEW RESIDENCE
4934 DORRANCE WAY
REQUESTED BY DYLAN CHAPPELL

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 Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 24, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's 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 Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with an attached garage, and associated grading and landscaping, on a previously developed lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the Planning Commission hearing of August 4, 2025, and herein incorporated by reference, the project involves the demolition of an existing residence and detached garage, and construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow a portion of the residence and the unenclosed covered front porch to encroach up to 8.5 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Coastal Craftsman style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Safety, Noise, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

   The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the demolition and construction of one new residential unit within a developed urban neighborhood. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property 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 public utilities. No new easements are required of the project as a condition of approval. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence with an attached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated August 4, 2025, and herein incorporated by reference. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The residence would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project is found to include features that allow for energy efficiency consistent with the first finding above.

The project is also required to provide a minimum of 1,116 square feet of open space/landscaping in order to meet the 20% minimum open space requirements of the base zone district. As designed, the project includes 34% of the total lot area as open space/landscaping (equivalent to 1,899 square feet). Most of this landscaped area is located along the Dorrance Way frontage and can be viewed as a benefit enjoyed by the public. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be so located near the front of the lot so as to benefit the public, consistent with the third finding above.

1.5 Coastal Development Permit Finding

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

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

   The project involves the demolition of an existing residence and detached garage, and the construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of August 4, 2025, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Coeler New Residence
23-2234-DP/CDP/ARB

August 4, 2025

4934 DORRANCE

BIRDSEYE VIEW



FEMA FIRM



STORMWATER

4934 DORRANCE WAY
#22 2178 CON
APN 4 [illegible] 2 -
001-440-010

SFR LIVING TRUST

SFR

1 444

0

1 275

1 444

( ) Impervious surfaces
( ) Permeable pavement
( ) Green or Eco Roofs



VICINITY MAP



CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT

2023 CALIFORNIA BUILDING CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS

1 MINIMUM AIRFLOW
2 VERIFIED LEAK SEAL
3 VERIFIED REFRIGERATION CHARGE
4 FAN EFFICIENCY WATTS/CFM
5 DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER
PETER AND BARBARA COELEN
FAMILY TRUST
[illegible]
VALLEY VILLAGE, CA 91607

ARCHITECT
DYLAN CHAPPELL
DYLAN CHAPPELL ARCHITECTS
PO BOX 6091
MAMMOTH LAKES, CA 93546

FIRE DEPARTMENT NOTES

[illegible]

1. MEAN HEIGHT: NO PART OF THE STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET OR PAVEMENT EDGE OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. NOT THERE SHALL BE A NON-COMBUSTIBLE BACKING NOT MORE THAN THE PARCEL OR MORE THAN FIFTEEN FEET FROM WORK, THAN FIFTEEN FEET.

3. REAR: THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

[illegible]

NO BUILDING SHALL BE LOCATED CLOSER THAN THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING [illegible] WITHIN THE PROPERTY THAN ONE-HALF THE SUM OF THE [illegible] THROUGH BUILDINGS THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET (CRC 315.§ 1 PART, 1981).

[illegible]

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS (CRC 315.§ 1 PART, 1981).

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). AND SHALL BE ILLUMINATED IN AN APPROVED MANNER. (IF NUMBERS ARE ON THE INTERIOR) NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY OF FENCE

2. SMOKE ALARMS: DETECTORS. SMOKE ALARM DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM. BE EQUIPPED WITH BATTERY BACKUP AND LIMITATIONS WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

3. CARBON MONOXIDE ALARM DETECTORS. SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTOR REQUIRES 48-HOUR NOTICE FOR INSPECTION);

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IN VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT OF WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4934 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	[illegible]
LOT AREA	5,582 SQ. FT.
ZONE	PRD-20
OCCUPANCY	R-3 U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	[illegible]
FLOOD ZONE DESIGNATION	X
SLOPE	0%
STORMWATER MANAGEMENT PLAN	[illegible]
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	27.5'
SETBACKS - FRONT 40' FROM CL OF STREET, SIDE 5', REAR 15'	
PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) GROSS	PROPOSED (SF) GROSS
1ST FLOOR (LC)	1 275	1 589
2ND FLOOR		1,723
HOUSE TOTAL	1,275	3,312
GARAGE (LC)		437
1ST FLOOR ENTRY PORCH		62
1ST FLOOR COVERED PORCH		386

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5 582	100%
BUILDING FOOTPRINT (LOT COVERAGE)	3 026	36%
MAX LOT COVERAGE ALLOWED	2 791	50%
HARDSCAPE (PERMEABLE)	1 240	22%
LANDSCAPE	2 502	45%
COMMON OPEN SPACE	1 899	34%

GRADING STATS

0 CY: CUT, 0 CY: FILL, 50 CY IMPORT (FOR RECOMPACTION)
REMOVAL AND RECOMPACTION: 580

SCOPE OF WORK

TO DEMOLISH THE EXISTING 1,275 SQ. FT. HOUSE AND OTHER STRUCTURES ON SITE, AND REPLACE WITH A NEW TWO STORY SFR OF 3,312 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 437. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C0.0 SURVEY
C1 COVER SHEET
C2 FINE GRADING PLAN
C3 EROSION CONTROL PLAN
C4 EROSION CONTROL DETAILS

ARCHITECTURAL
A1.0 SITE PLAN / GRADING AND DRAINAGE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / SKYLIGHT PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 6091
MAMMOTH LAKES, CA 93546
909.852.1977

ALL CITY REQUIREMENTS ARE APPLIED TO THIS DESIGN AS A RESULT OF THE PLANNING PROCESS. THIS PLAN IS THE PROPERTY OF CHAPPELL ARCHITECTURE. IT IS NOT TO BE USED IN WHOLE OR PART ON ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED (I.E. COPYRIGHT ONLY). THE USE OR REPRODUCTION OF ANY OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CHAPPELL ARCHITECTURE IS PROHIBITED.

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET

G1.0














CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
925.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

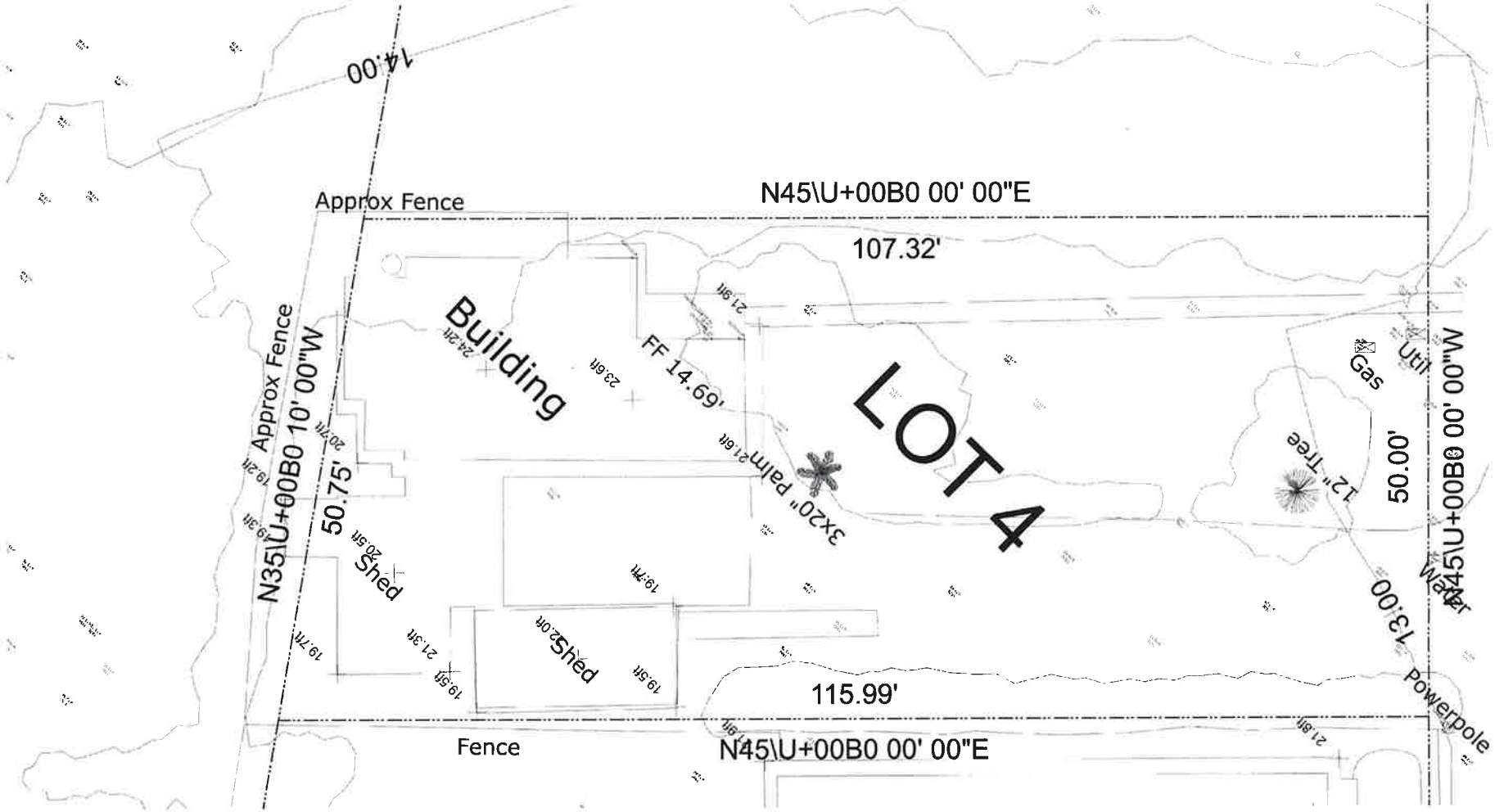
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0



SURVEY 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
925.552.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB PRELIMINARY SUBMITTAL 02-24-2025

△ REVISION NO	DESCRIPTION	DATE

SURVEY

C0.0

CITY OF CARPINTERIA

4934 DORRANCE WAY

LEGAL DESCRIPTION:

APN 003-440-009

Lot 2 in Block 8 of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, as the T.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 1 of Maps and Surveys, at Page 92, in the Office of the County Recorder of said County.

APN 003-440-024

Lot 1 of Lot Line Lot 5 in Block 8 of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the T.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 1 of Maps and Surveys, at Page 92, in the Office of the County Recorder of said County.

APN 003-440-010

Lot 4 in Block "B" of the T.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 1, Page 92 of Maps and Surveys, in the Office of the County Recorder of said County.

LEGEND/SYMBOLS

ABBREVIATIONS

PROPOSED EARTHWORK QUANTITIES

	9		9		
	3		50		150
	540				



GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SUPPLEMENTS, AND ADDITIONS THERETO, AS ADOPTED AND PUBLISHED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ENGINEER OF DISCREPANCIES TO THE PLANS PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DISTURBED OR DESTROYED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE APPROPRIATE AGENCY WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

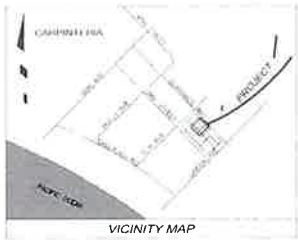
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY, STRUCTURES AS AFFECTED BY THESE OPERATIONS.

5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH APDCD REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT DUST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL BEFORE AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT OF WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.24, THESE PLANS, AND AS APPROVED BY THE ENGINEER.



SHEET INDEX

1	
2	

811 Know what's below. Call before you dig.

APN: 003-440-010
FILE NO:

	COELLER RESIDENCE	ROBERT WILLIAM COMPANY	CITY OF CARPINTERIA APPROVED	CITY OF CARPINTERIA 4934 DORRANCE WAY GRADING COVER SHEET

PROJECT NO. 10613.0
SHEET
PLAN DATE 11-17-2023

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 681
MANNVILLE, CA 93013
805.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

GRADING COVER SHEET

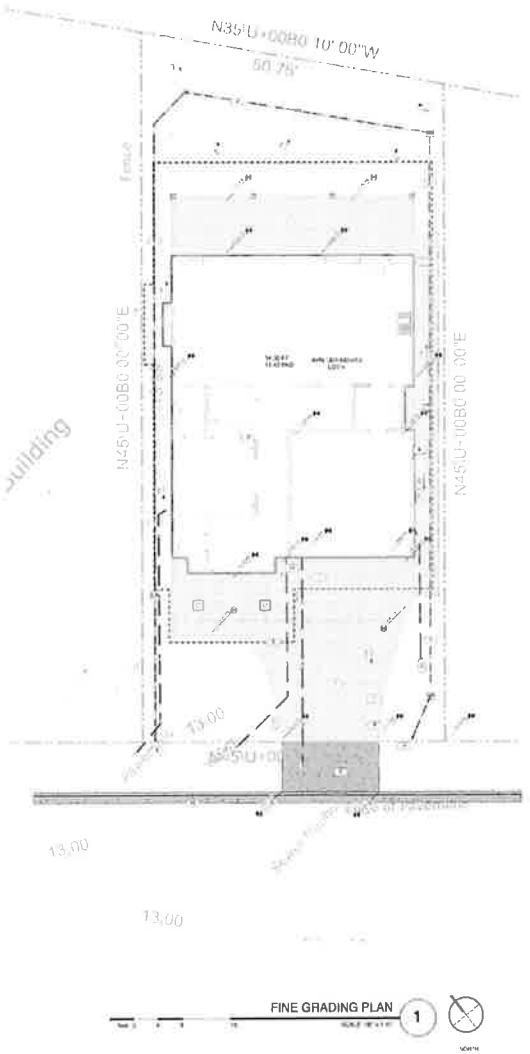
C1.0

LEGEND

	PROPERTY LINE
	SETBACK
	6" STORM DRAIN
CB	6" SQUARE STORM DRAIN CATCH BASIN
G	GAS LINE
E	ELEC. LINE
S	SEWER LINE
W	WATER LINE
BF	BACKFLOW PREVENTER
	Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4760

GRADING KEY NOTES

1. PERMEABLE PAVER ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA ASHLAR PATTERN. COORDINATE ON SITE IN CRZ OF SYCAMORE TREE.
2. SITE DRAIN 4" DIA. SCHEDULE 40 PVC DRAINLINE (S= 5% MIN)
3. NOT USED
4. DRAIN OUTLET.
5. DRIVEWAY APPROACH: INSTALL 6" PCC DRIVEWAY APPROACH W/ #4 @ 18" O.C. EACH WAY OVER 2' CY REMOVAL AND RECOMPACTION
6. LANDING. PER LANDSCAPE PLANS
7. (E) PALM TREE TO BE REMOVED.
8. (P) EXCAVATION: LIMITS OF REMOVAL AND RECOMPACTION FOR STRUCTURE, 3 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING
9. UTILITY RISE. TELECOMMUNICATION COMPANY TO RELOCATE
10. (E) WATER METER, 3/4" RATED METER, 1 1/2" MAIN. MAIN METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT
11. (E) GAS METER: TO BE RELOCATED 10' MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) 1600 AMP PANEL WORKING CLEARANCE. PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCE AT PANELS CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (E) (3)



FINE GRADING PLAN 1

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.832.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

△ REVISION

NO	DESCRIPTION	DATE

FINE GRADING PLAN

C2.0

GENERAL NOTES:

1. [illegible] MANAGEMENT AND [illegible] CONTAINED HEREIN PERMIT MINIMUM REQUIREMENTS FOR RESIDENTIAL WORK WITHIN THE COUNTY AND STORMWATER BMP HANDBOOKS.
2. [illegible] SHALL BE IMPLEMENTED AT ALL TIMES DURING CONSTRUCTION TO PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. THE USE OF SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS. PROTECT ALL STORM DRAIN INLETS IN THE VICINITY OF THE SITE USING SANDBAGS, SILT FENCE, OR EQUIVALENT BARRIER FOR THE DURATION OF THE PROJECT. [illegible] SHALL BE REMOVED AT THE END OF THE PROJECT AND ACCUMULATED DEBRIS AND SEDIMENT SHALL BE DISPOSED OF PROPERLY.
3. THE CONTRACTOR SHALL:
   a. IDENTIFY POTENTIAL POLLUTANT SOURCES AND USAGE AT THE JOB SITE AND THOSE THAT MAY BE ADDED DURING CONSTRUCTION. [illegible] SHALL BE DESCRIBED IN THE SWPPP AND SHALL INCLUDE SITE MAPS INDICATING STORM DRAIN STRUCTURES, DRAINAGE AREAS AND DIRECTION OF FLOW.
   b. KEEP ON SITE AND AVAILABLE TO WORKERS [illegible] SPILL PREVENTION, CONTROL AND COUNTERMEASURE PLAN, THE SWPPP, AND MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS STORED ONSITE.
   c. [illegible] ALL MATERIALS STORED ON SITE IN STORAGE AREAS OR CONTAINERS ADEQUATE TO PREVENT THE RELEASE OF POLLUTANTS FROM THOSE AREAS OR CONTAINERS DURING STORMS.
   d. [illegible] ALL PORTABLE CONTAINERS OF PAINT, SOLVENTS, OIL, FERTILIZERS, AND OTHER CHEMICALS DURING NON-WORKING DAYS AND DURING RAIN EVENTS.
   e. [illegible] ALL PAINTING, CLEANING AND FINISHING SOLVENTS SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM.
   f. [illegible] ALL WASTE MATERIALS AND DEBRIS FROM THE SITE SHALL BE COLLECTED AND PLACED IN APPROVED CONTAINERS. [illegible] SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM.
   g. [illegible] SHALL BE PROVIDED WITH GRAVEL OR EQUIVALENT MATERIAL.
   h. [illegible] SHALL BE CLEANED IN VICINITY OF MAIN ROADS DAILY OR AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING STORM DRAIN SYSTEM.
   i. [illegible] SHALL BE PROTECTED FROM EROSION AND SEDIMENT DISCHARGES.
   j. [illegible] SHALL BE PROVIDED WITH A CONCRETE WASHOUT AREA AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS.
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811 Know what's below. Call before you dig.

REFERENCE:

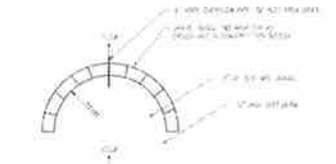
1. SANTA BARBARA COUNTY AREA STORM WATER BEST MANAGEMENT PRACTICES [illegible] FOR DEVELOPMENT AND REDEVELOPMENT PROJECTS SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS (SWMP)
2. CALIFORNIA STORMWATER BMP HANDBOOKS, CONSTRUCTION, STORMWATER QUALITY ASSOCIATES
3. SANTA BARBARA COUNTY MUNICIPAL STORMWATER PERMIT NO. 2010-0009-DWQ

AIR QUALITY:

1. [illegible] SHALL BE IMPLEMENTED AT ALL TIMES DURING CONSTRUCTION TO PREVENT AIR QUALITY IMPACTS.
2. [illegible] SHALL BE IMPLEMENTED AT ALL TIMES DURING CONSTRUCTION TO PREVENT AIR QUALITY IMPACTS.
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ADDITIONAL REFERENCES:

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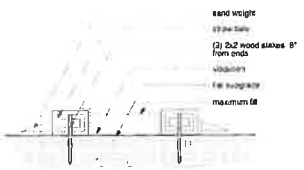
GRAVEL BAG DESILTING BASIN

LEGEND:

- [illegible]
- SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK. EXTEND SILT FENCE AS NEEDED TO ENSURE [illegible]
- STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK
- [illegible]
- CATCH BASIN INLET PROTECTION - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK

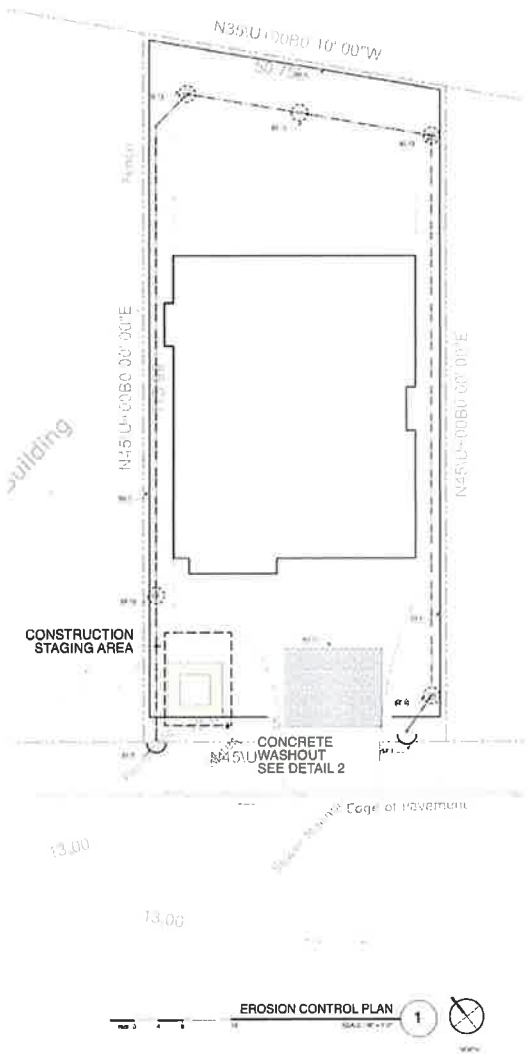
NOTE:

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2. [illegible] SHALL BE PROVIDED WITH A CONCRETE WASHOUT AREA AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS.



CONCRETE WASHOUT 2

SCALE: [illegible]



EROSION CONTROL PLAN 1

SCALE: [illegible]

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[illegible]
805.682.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

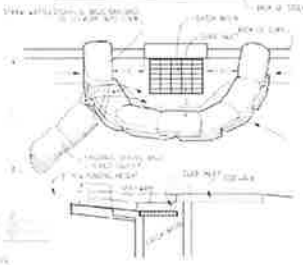
△ REVISION

NO	DESCRIPTION	DATE

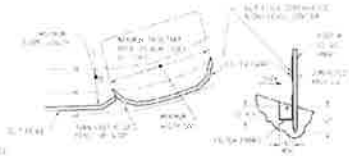
EROSION CONTROL PLAN

C3.0

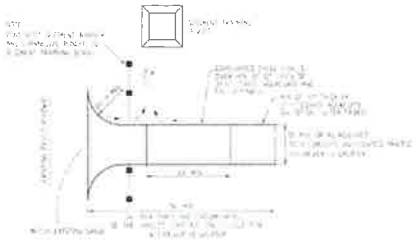
A CATCH BASIN/INLET PROTECTION



B SILT FENCE



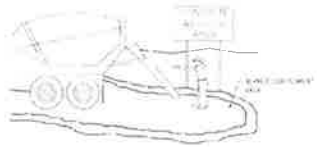
C STABILIZED CONSTRUCTION ENTRANCE



STREET MAINTENANCE

D MATERIAL STORAGE AND DELIVERY

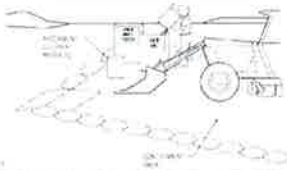
E CONCRETE WASTE MANAGEMENT



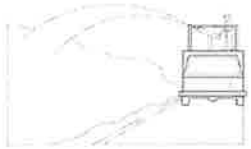
F VEHICLE/EQUIPMENT FUELING



G EQUIPMENT REPAIR/MAINTENANCE



H EROSION CONTROL



Know what's below. Call before you dig. 811

		ROBERT WILLIAM COMPANY		CITY OF CARPINTERIA 4934 DORRANCE WAY EROSION CONTROL DETAILS	PROJECT NO. 10613.000 SHEET EC 2 OF 3 PLAN DATE 11.17.2023

EROSION CONTROL DETAILS 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 1097
SANTA BARBARA, CA 93102
805.882.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION	
NO	DESCRIPTION / DATE

EROSION CONTROL DETAILS
C4.0

EROSION CONTROL AND BMP NOTES

Owner
PETER COOLEN
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the full Erosion Control Plan.

Detailed Erosion Control Plan prepared

Dylan Chappell
Dylan Chappell Architects
339 PINECREST AVE. P.O. BOX 5251
MAMMOTH LAKES, CA 93546
925.765.4782

- This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- The Contractor shall be responsible for maintaining erosion and sediment control measures prior during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions and costs, and a routine map of completed implementation measures.
- Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris or any hazardous substance over any public street, alley or other public place. Should any litter, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.
- Construction entrances shall be inspected prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance/exit.
- Sanitary facilities shall be maintained in with no exceptions.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to maximize sediment-storm runoff to any storm drainage system including existing drainage basins and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- The facilities shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October 15 of any year.
- Grading operations during the rainy season which leave disturbed slopes shall be covered with erosion control measures immediately following grading on the slopes.
  This will include use of straw mulch, blotter and erosion control blankets.
- The plan covers only the first winter following grading with presumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion of site improvements shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until all site improvements are accepted by the County.

Construction Entrance:
The existing asphalt concrete shared driveway acting as the construction entrance and public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be required where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions and maintenance of the construction entrance remains with the construction contractor. The owner-contractor shall remain responsible for the clean up of any mud or dirt that is tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (storm drain), in public and private streets, or parking lots during storm drain construction. See detail ON SITE PLAN

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction area is filtered prior to entering a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant sediment has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed along contours and shall have ends turned into the slope for the last 3' Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original soil cover disturbed, the area shall be revegetated and the vegetation established, as soon as practicable, but no later than October 15, if vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and blanket. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls spaced on contour should be considered for all slopes steeper than 4H:1V with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by October 15, rough areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or more. Fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Sawcutting of earth, sand and other construction-related materials must be prevented from being transported from the site by the forces of wind or water. This includes sand for mortar, drywall demolition debris, drywall mud packaging, etc.

Paints, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the storage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated concrete washout area. The washout area shall be of sufficient size and shall consist of a temporary pit or a commercially available prefabricated washout container. Temporary washout facilities shall be located a minimum of 50 feet from storm drain inlets, open drainage facilities and watercourses, and shall be constructed as shown on the details on this sheet. Provide a sign adjacent to each washout facility to inform concrete workers to utilize these facilities. Maintain washout facilities when they are 75% full or as directed by the Engineer. Remove concrete waste from washout facilities and dispose of in accordance with local and state requirements. Do not allow concrete waste to be deposited in open trenches or streets.

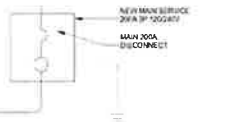
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Staging, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of staging or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

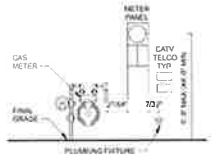
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & LITTER GROUND S.C.E. MSR # XXXXXXX



GROUNDING S SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

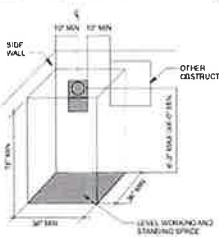
1 OF THE CONCRETE ENCASED TYPE
2 LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3 NOT LESS THAN TWENTY (20) FEET IN LENGTH
4 BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH TH S CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5 PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



1 SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2 THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3 MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORK SPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4 PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL
5 FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES

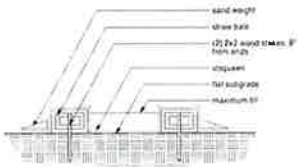
ELECTRICAL SERVICE PANEL 5



1 THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 12 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 12 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

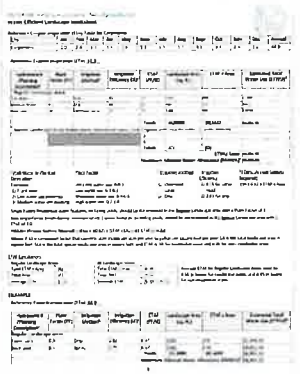
2 A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

MWELO WORKSHEET

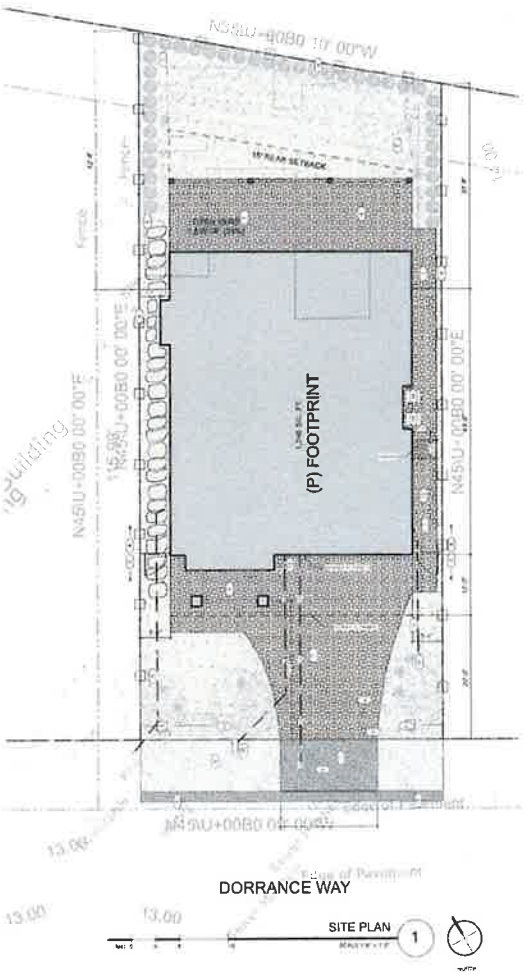


KEY NOTES

1. PERMEABLE PAVER: ANGULUS PERMEABLE COURTYARD PAVERS, SAND STONE MUCHA, ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) ROLLED CURB AND GUTTER.
4. 6 TALL WOODEN FENCE ON PROPERTY LINE: NATURAL FINISH
5. DG: DECOMPOSED GRANITE SURFACE
6. PAVERS: PAVERS UNDER ROOFED AREAS TO BE ANGELUS COURTYARD PAVERS, SAND STONE MUCHA, ASHLAR PATTERN
7. (P) CONCRETE DRIVEWAY
8. DG: STABILIZED DG SURFACE
9. EXISTING METER: TO BE REMOVED
10. (E) WATER METER: 3/4" WATER METER, 1 1/2" MAIN. WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT (PROTECT IN PLACE)
11. (E) GAS METER: TO BE RELOCATED 1'-10" MIN FROM TO NEW DRIVE
12. (P) FIRE SPRINKLER RISER
13. (P) NEW AMP PANEL. WORKING CLEARANCE: PROVIDE 30" WIDE & 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-0" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (E) (3).
14. (P) A/C COMPRESSOR: WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN EIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 904.2.7

LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- SDCB — STORM DRAIN CATCH BASIN
- G — GAS LINE
- E — ELEC LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4766



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
P.O. BOX 5251
MAMMOTH LAKES, CA 93546
805.550.1672

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

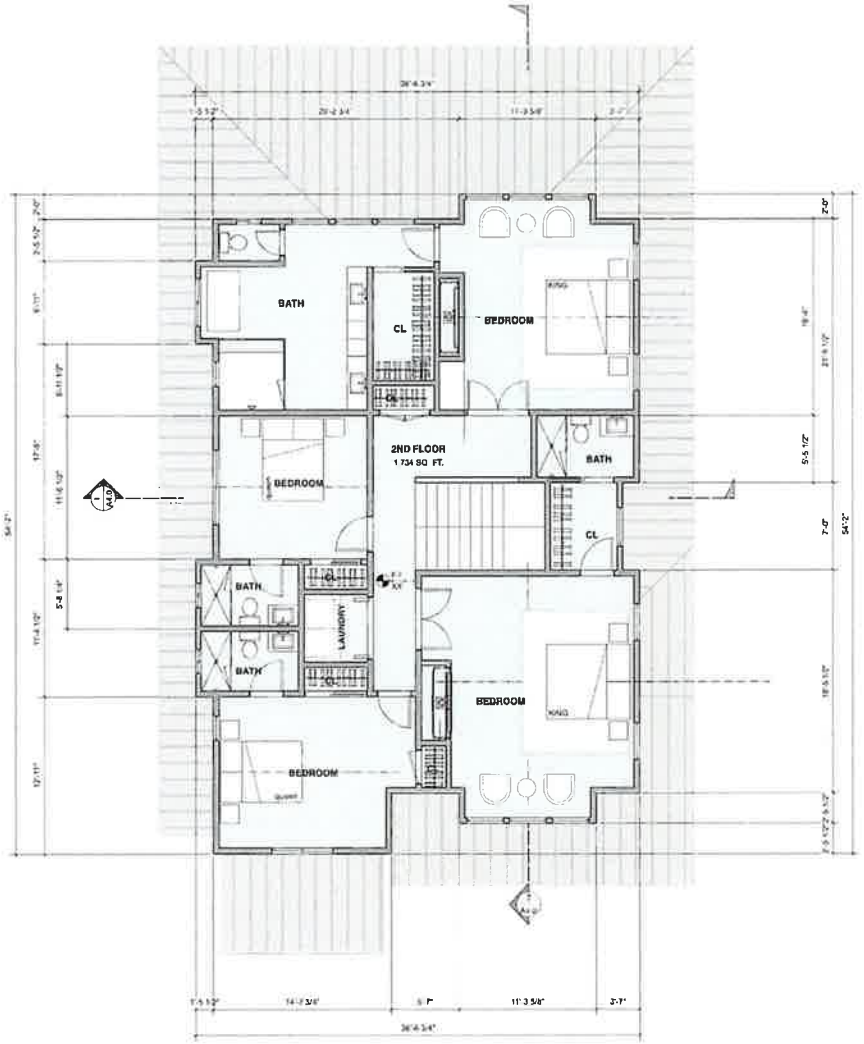
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CARPINTERIA, CA 93013

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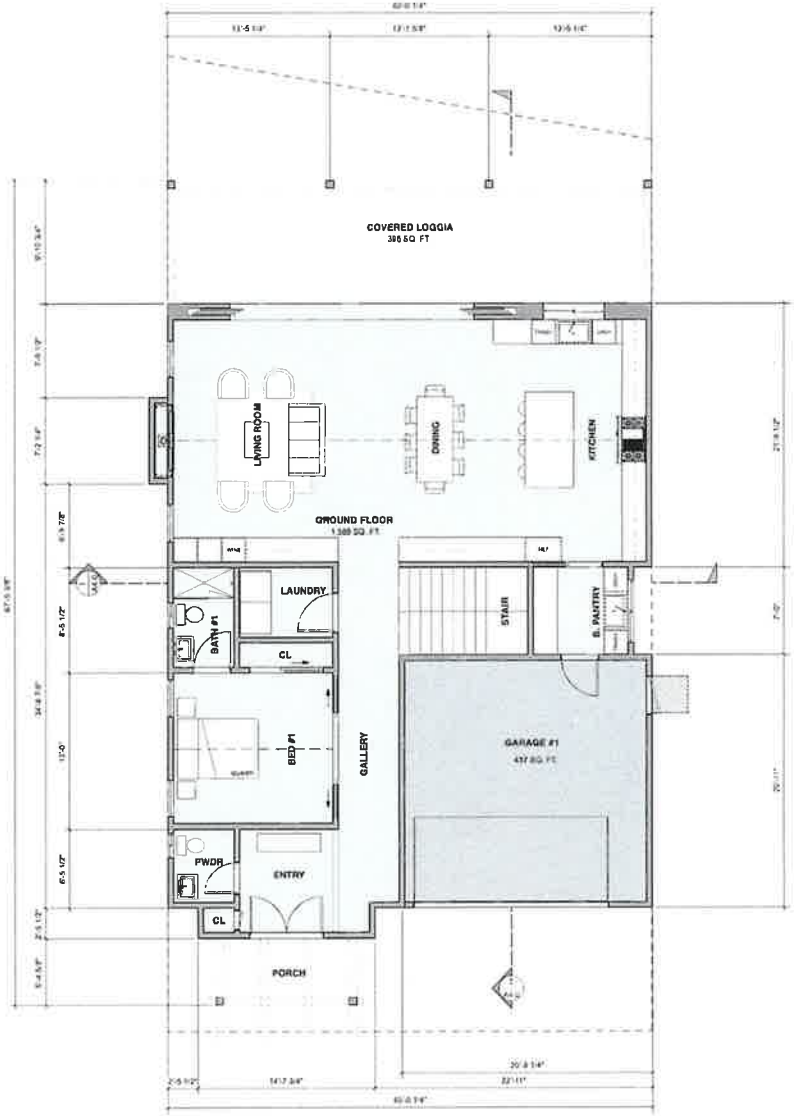
REVISION		
NO	DESCRIPTION	DATE

PROJECT SITE PLAN

A1.0



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
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4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

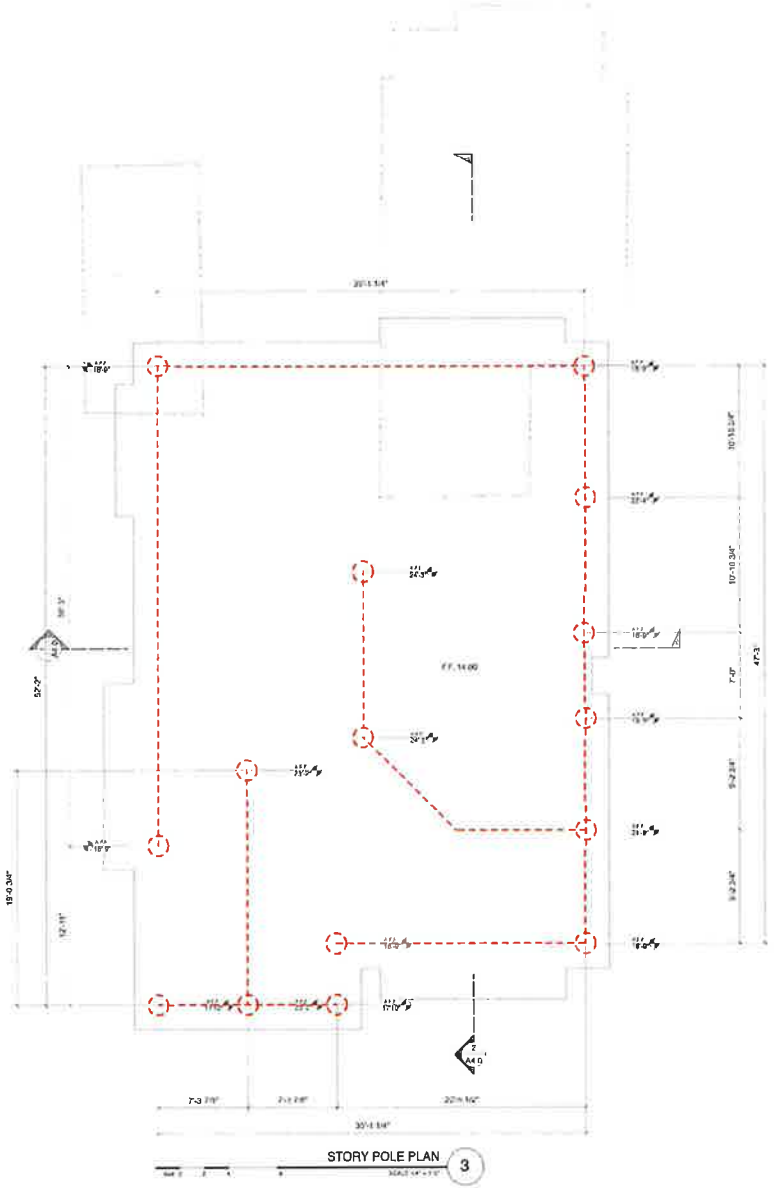
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REVISION

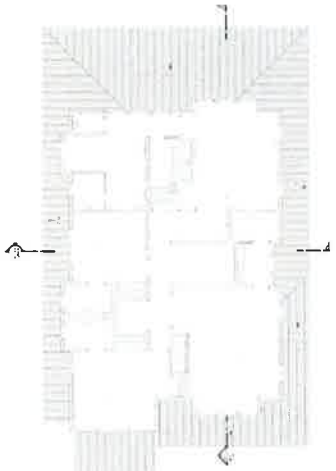
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PLANS

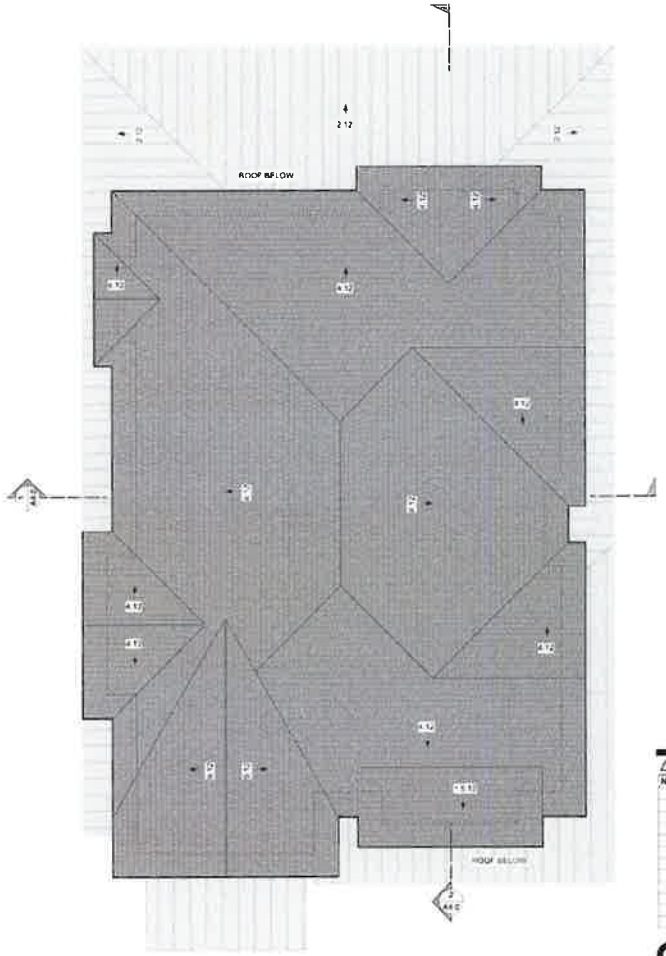
A2.0



STORY POLE PLAN 3



1ST FLOOR ROOF PLAN 2



2ND FLOOR ROOF PLAN 1

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OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

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REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN

A2.1



EAST ELEVATION 4

NORTH ELEVATION 2

KEY NOTES

- EXT FINISH: HARDIE BOARD AND BATTEN SIDING, COLOR: ARTIC WHITE
- EXT FINISH: HARDIE SHINGLE SIDING, STAGGERED EDGE, COLOR: ARTIC WHITE
- WINDOWS AND DOORS: ANDERSON A SERIES, COLOR: BLACK
- EXT. LIGHTING: DARK SKY COMPLIANT, SEE SPEC C&G
- EXT. WOOD AND TRIM FINISH: DUNN-EDWARDS, CLASSIC WHITE DEW108
- ROOF: CLASS A, CERTAINTEED PRESIDENTIAL SHAKE, COLOR: COUNTRY GRAY
- ROOF: CLASS A, STANDING SEAM METAL, COLOR: GRAY
- SANDSTONE VENEER: NATURAL SANDSTONE VENEER



WEST ELEVATION 3

SOUTH ELEVATION (STREET) 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
P.O. BOX 8291
WRIGHTWOOD, CA 92397
909.832.1577

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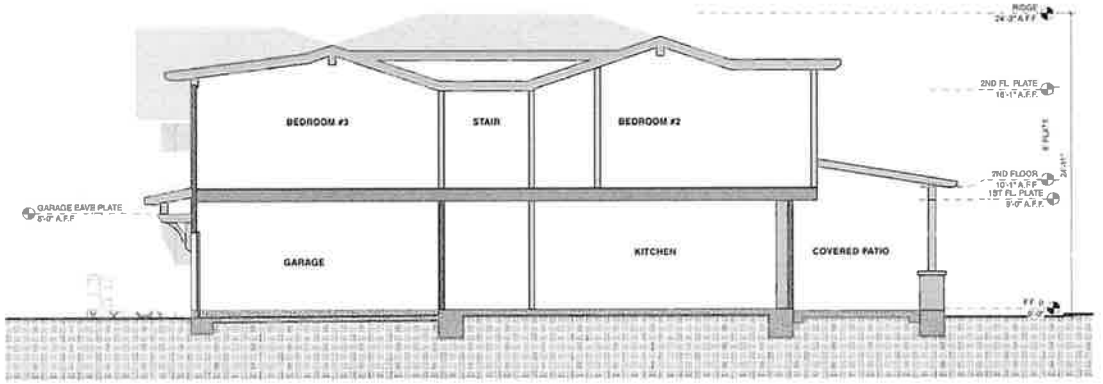
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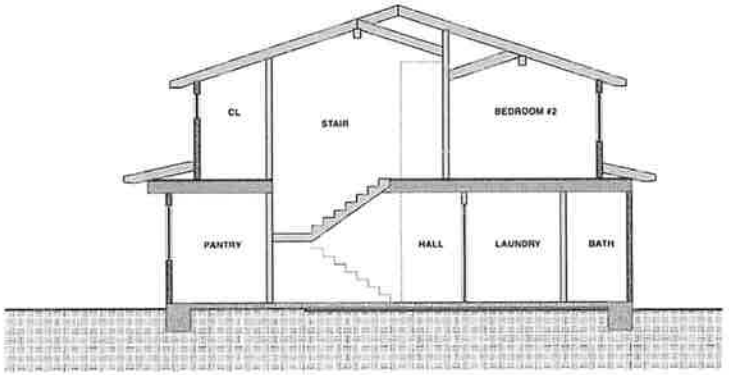
REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0



BUILDING SECTION 2



BUILDING SECTION 1

CHAPPELL
ARCHITECTURE
COMMERCIAL + RESIDENTIAL
805.852.1577

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

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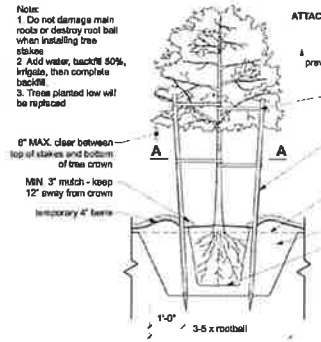
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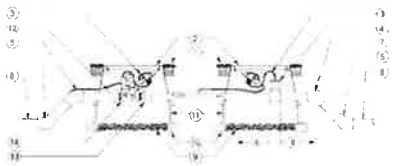
REVISION		
NO.	DESCRIPTION	DATE

SECTIONS

A4.0

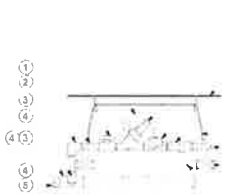


TREE PLANTING 5



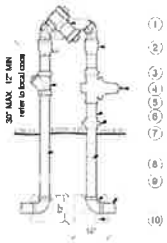
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE LOOP AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC. S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL TYP
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-PUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE. LENGTH AS REQU RED
4. PVC SCH 80 ELL. TYP FLG.
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK. 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1. 1" REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. 2) SHUT-OFF BALL VALVE
3. 3) BRASS WYE STRAINER
4. 4) BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. 5) BRASS THREADED NIPPLE
6. 6) BRASS UNION
7. 7) 8 MIL PIPE WRAP
8. 8) BRASS ELBOW TYP
9. 9) PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 10) 1 CF CONCRETE SUPPORT, POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2

KEY NOTES

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2. 30" HEIGHT PICKET FENCE.
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4. 6' TALL WOODEN FENCE ON PROPERTY LINE: NATURAL FINISH
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PLANTING LIST

PLANTING LEGEND

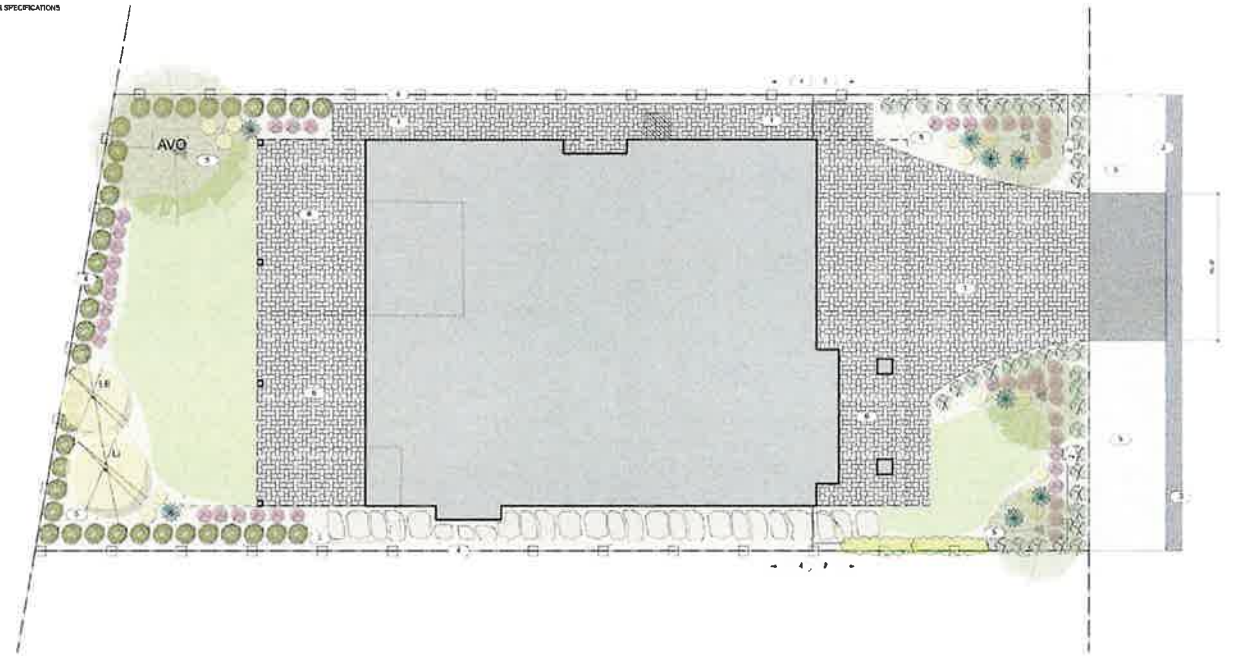
BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	3	24" BOX	VERY LOW	
CITRUS DWARF LISBON MEYER IMPROVED	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS X LATIFOLIA	MEXICAN LIME	1	24" BOX	MED	
Avocado Hass	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	29	15 GAL	MED	
GARDENIA OCCIDENTALIS ESPALIER STALKED	LANDEN'S STAR	25	15 GAL	MED	
MUHLENBERGIA LINDHEIMERI 'GREEN BEAUTY'	BOXWOOD	33	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	13	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	8	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	5	15 GAL	LOW	
SYRINGA MARGARETA	SILVER CARPET	56	4"	LOW	6" FLAGSTONE JOINTS

MATERIAL LEGEND

DECOMPOSED GRANITE | SYNTHETIC LAWN | FLAGSTONE CHECKERED CUT 6" | PERMEABLE PAVER ANDELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA ASHLAR PATTERN | UNDER ROOF AREAS ANDELUS COURTYARD PAVERS, SAND-STONE-MOCHA ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	P.S.I.	NOTES
	1/2" Polyethylene Drip line	DRIP LINEAR FEET	DURA PCL	30	



LANDSCAPE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.452.1877

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Coeler New Residence
23-2234-DP/CDP/ARB

August 4, 2025

PLANNING COMMISSION HEARING
PROJECT 23-2234-DP/CDP/ARB
4934 DORRANCE WAY (APN 003-440-010)
AUGUST 4, 2025

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL COELER NEW RESIDENCE

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 Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated August 4, 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 Development Plan and Coastal Development Permit to: 1.) demolish an existing 1,275 square-foot single-family residence and detached accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage, for a total size of 3,749 square feet. The project includes a request for a Modification to the front setback to allow the unenclosed covered front porch and a portion of the residence to encroach up to 8.5-feet into the required front setback. The maximum roof ridge height of the residence would be 24.92 feet as measured from finished grade. One triple-trunk palm and a non-native ornamental tree would be removed as part of the project. The project would include new landscaping and hardscape improvements. Access would be via a new driveway off of Dorrance Way.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical

Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

8. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

9. In the event archaeological remains are encountered during grading, 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 Grading or Building Permit and shall spot check in the field.

10. 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.

11. 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.

12. 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.

13. 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.

14. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

15. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

16. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period.

Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

17. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

18. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

19. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.

b. The engine size of construction equipment shall be the minimum practical size.
c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

20. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

21. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

22. 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.

23. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated August 4, 2025. Substantial conformity shall be determined by the Community Development Department Director.

24. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

25. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

26. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

27. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

28. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of 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.

29. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

30. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

31. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

32. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

33. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

34. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

35. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

36. 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.

37. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

38. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

39. 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.

40. 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.

41. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety,

and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

42. 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.

43. 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 Development Plan 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.

44. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

45. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria Sanitary District, dated January 6, 2025,
    b. Carpinteria-Summerland Fire Protection District, dated February 18, 2025,
    c. City of Carpinteria Public Works Department, dated February 21, 2025,
    d. Carpinteria Valley Water District- Intent to Serve Letter, dated February 25, 2025, and
    e. Carpinteria Valley Water District- Condition Letter, dated February 25, 2025.

Approved by the Planning Commission on August 4, 2025.

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

Applicant/Property Owner Date

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

January 6, 2025

Brian Banks
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: Project No. 23-2234-DP/CDP
4934 Dorrance Way Single Family Residence (APN: 003-440-010)
Applicant: Peter & Barbara Coeler

Dear Mr. Banks:

Thank you for the opportunity to provide comments on the subject project. The project applicant proposes to demolish and construct a new single-family residence. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the parcel, including disconnection of the sewer lateral prior to demolition. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). A DIF credit of one EDU will be given for the existing single-family dwelling. Consequently, no DIF fees will be required for this project.

5. If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

4934 Dorrance Way Carpinteria CA 93013, Planning, New 2 story Duplex with attached 2 car garage REVISED 2/18/25- To Proposed SFD

Location	34.396000, -119.523271
Status	Planning Complete
Submittal Date:	July 20, 2023
Project Address/Location:	4934 Dorrance Way Carpinteria CA 93013
APN:	003-440-010
Project Description:	New 2 story Duplex with attached 2 car garage REVISED 2/18/25- To Proposed SFD
Applicant:	Dylan Chappell
Applicant Address:	PO Box 8291 Mammoth Lakes CA 93546
Applicant Phone Number:	805-852-1677
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	February 18, 2025
Permit Number:	23-2234-DP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Megan Garcia
Actions Taken:	Letter sent
Comments:	Revised plans reviewed 2/18/25. LOC to be re-issued to city.

PROJECT CONDITIONS:

Access Requirements:

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction, or storage of combustible materials.

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

Water Requirements:

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

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

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

Additional Requirements:

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

Fees:

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

C. 2024 Residential Additions: An additional $0.682 per square foot of floor space will be assessed on all Single Family Residential development additions.

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

CARPINTERIA~SUMMERLAND
FIRE PROTECTION DISTRICT

Inspector's Signature



Signed 2/18/2025, 4:07:58 PM UTC

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

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

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

Date: February 21, 2025

Subject: 4934 Dorrance Way, Project No. 23-2234-DP/CDP

The Public Works Department has reviewed the project submittal dated December 30, 2024, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Three Thousand Two Hundred Fifty Dollars ($3,250) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.

2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

7. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

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

14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

Carpinteria Valley Water District

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

February 25, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **Request for Intent to Serve Letter regarding proposed project 4934 Dorrance Way (the "Project")**

Dear Applicant,

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

The Project proposes to demolish the existing 1,275 square foot house and other structures on site, and to construct a new two-story single-family residence of 3,312 square feet with an attached three-car garage of 437 square feet. There will be electrical, mechanical, and plumbing work on site. No additional water meters or change of use are proposed.

Permit #: 23-2234-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 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

February 25, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **4934 DORRANCE WAY; APN 003-440-010; ACCOUNT NUMBER 03-030533-08; PROJECT NUMBER 23-2234-DP/CDP/ARB; DEMO OF EXISTING HOUSE & ADDITION OF NEW TWO-STORY SINGLE-FAMILY RESIDENCE; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 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 0.75" residential water meter (Account #03-030533-08). Based on the plans dated February 24th, 2025, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- All meters and backflow assemblies must be located back of walk and not fall within a path of travel or within a driveway.
- Fire demand must be supplied to the District before building permit issuance to ensure the existing water meter is adequately sized and/or to properly size an independent fire service if required.
- 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. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire

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

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

If you have any questions, please feel free to contact me at 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

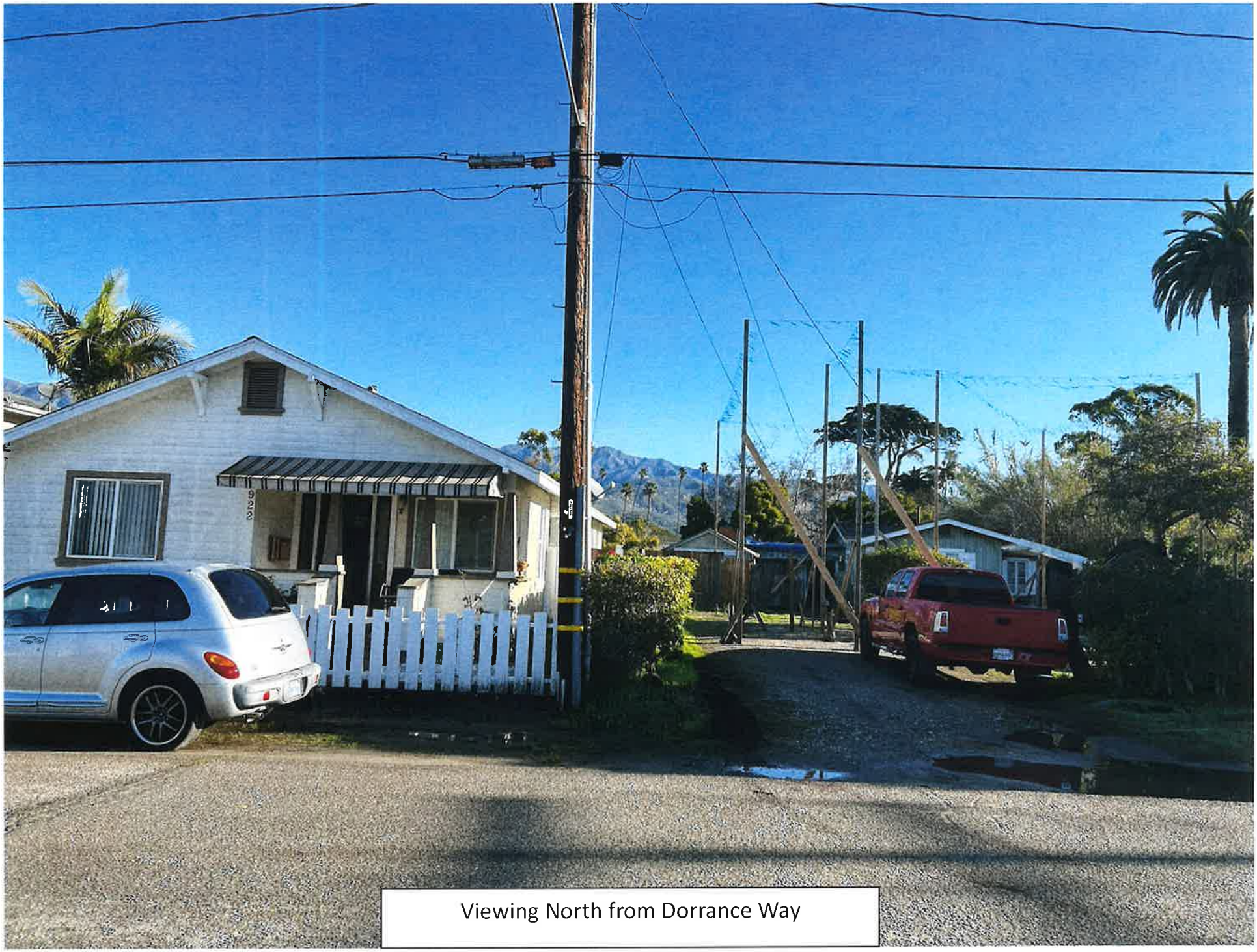
Attachment B
Story Pole Photographs

Coeler New Residence
23-2234-DP/CDP/ARB

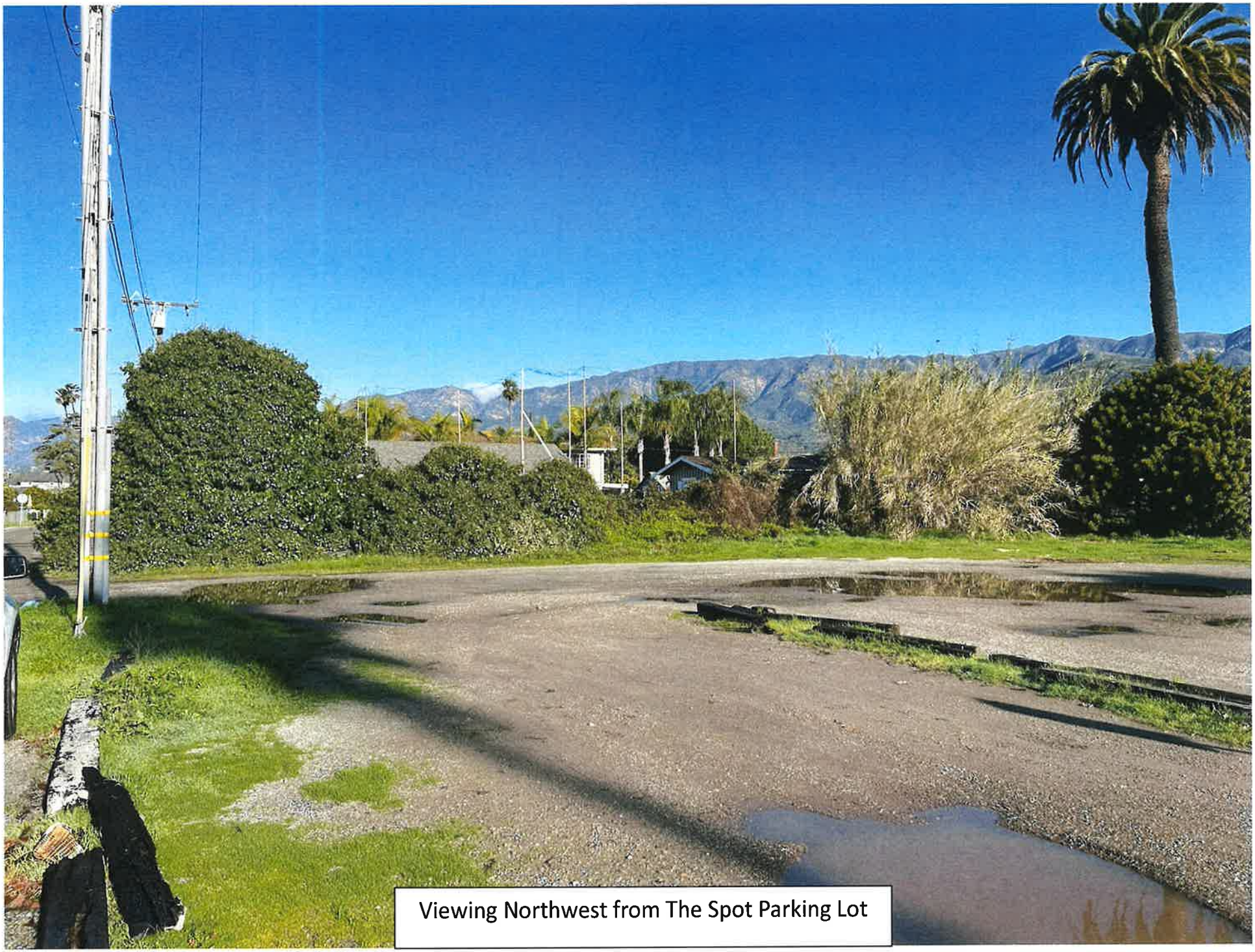
August 4, 2025



Viewing North from Dorrance Way



Viewing North from Dorrance Way



Viewing Northwest from The Spot Parking Lot



Viewing South from Parking Lot #3



Viewing West from Railroad Crossing at Linden Ave



Example of DG Shoulder

Attachment C
Minutes from the December 1, 2022, February 15, 2024, and May 1, 2025 ARB Meetings

Coeler New Residence
23-2234-DP/CDP/ARB

August 4, 2025

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

4) Project: Coeler New Duplex Concept, Project 22-2179-CON
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2179-CON for conceptual review of a proposal for a new 2,221 square foot two-story duplex with a maximum height of 26.17 feet and two attached garages totaling 527 square feet, for a total size of 2,748 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

OTHER BUSINESS:

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 27, 2022

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Blakemore to approve the Minutes as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1215 Vallecito Road shed: As a follow-up to an inquiry from Boardmember Blakemore at the last meeting, staff explained that contact had been made with the property owner about the highly visible shed in the rear yard and that the owner was working with CDD staff to determine what could be permitted.
- St Joseph's Church Fencing Project: Following up on an inquiry from the Board, staff explained that the landscaping would begin to be installed in early 2023 following the holiday season.
- 4772 Third Street Condominiums Paint Colors & Driveway Replacements: Staff shared the proposed new paint color scheme for the condominiums and replacing the turfblock driveways with standard concrete. The Board did not object to the change to the driveway materials. With respect to paint colors, they suggested the gray body color go a little darker to provide more contrast from the trim color. They also suggested the trim color should correlate to the window colors (or paint the windows to match the trim, if feasible).

Applicant Comments: Eric Newman, agent for the project, did not provide a presentation but was available to answer questions from the ARB. Mr. Newman answered questions from the Board regarding the proposed bullet lighting wattage/lumens and color temperature.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed his overall support for the project, indicating "it is a great proposal" and that the applicant did a good job of covering the different types of signs available to future tenants. He further related that the colors were "great" and that the proposed lighting is fine if it is directed towards the tenant signs and not directed to the parking lot or to create lighting "hot spots." Boardmember Johnson also expressed support for the proposed painted wall signs.

Vice Chair Blakemore agreed with Boardmember Johnson's comments and indicated the proposed sign plan is a "great addition to the building." Vice Chair Blakemore's only concern was that there be consistency with the proposed lighting and rather than the proposed light fixtures being optional, commenting to the applicant "if you are going to do the lights; do all the lights" and "if you are not going to do all the lights; don't do the lights." She further commented that the proposed lights are acceptable in the downtown setting since there are no impacts to nearby residents. Vice Chair Blakemore concluded with comments that the colors and scale are acceptable, and that she appreciates the improvements to the building that are taking place.

Boardmember Little commented that he liked the standardized signs and agreed with Vice Chair Blakemore's comments that the lights should all be the same. He further commented that the proposed bullet style fixtures are "a little too modern" and that the applicant should propose a more traditional fixture considering the historic character of the building. Boardmember Little concluded his comments by stating that the proposed sign program is a "good addition" that "fits the building well."

Chair Stein agreed with Boardmember Little's comments and provided a brief history of his recollection of the building and changes over time. He expressed his overall support for the proposed sign plan; however, he expressed concern that the lighting should not be too bright and that it be just enough to "catch your eye from the sidewalk," or from the back of the building.

ACTION: Motion by Chair Stein, seconded by Vice Chair Blakemore, to recommend preliminary approval with the condition that the light fixture be modified to be more historically compatible, and that the lighting wattage/lumens be reduced.

VOTE: 4-0 (Boardmember O'Connor Absent)

2) Project: Coeler New Duplex [redacted], Project 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a proposal for a new 2,120 square foot two-story duplex

with a maximum height of 23.25 feet and two attached garages totaling 533 square feet, for a total size of 2,772 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks reminded the ARB members that they had reviewed this project, along with a project across the street at 4949 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments and noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence entry into the required front setback. Mr. Banks noted that the design has changed from a Spanish/Mediterranean style to a Coastal Craftsman style in response to the ARB's previous concerns that all three of the previously-reviewed designs (333 Linden, 4934 Dorrance and 4949 Dorrance) in the Spanish/Mediterranean style may not be compatible with the Beach Neighborhood. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the west elevation to reduce potential privacy impacts; lowering of the second-floor plate height, and noted the revisions to the street facing garage design and side elevations to offset the second story massing. Mr. Banks advised that staff was less supportive of the requested front setback modification for this project as opposed to the project at 4949 Dorrance Way because the applicant is requesting habitable portions of the structure within the front setback as opposed to just the entry tower element. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and "small beach town" character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: Mr. Chappell noted that he would return with a more detailed landscape plan for final review. He went on to explain the rationale for the siting of the duplex on the lot relative to the setbacks and in relation to the adjacent residences; and how the window locations and balcony were purposefully designed to respect neighbor privacy. Finally, Mr. Chappell discussed the landscape plan and the desire to create a larger private backyard area for the project and answered questions from the ARB members related to finish floor elevation, flood hazard/sea level rise, and the project plate heights and roof design.

Public Comments:

Mona Duarte, who resides immediately to the west at 4922 Dorrance Way expressed concerns with view and privacy impacts of the proposed project and questioned why duplexes cannot be designed as single-story with one in front of the other, rather than two stories, and that the neighborhood is made up of single-family homes. Ms. Duarte further expressed concerns with parking in the beach neighborhood and that the site cannot accommodate the number of cars that would result from the tenants that would reside in the duplex. Ms. Duarte questioned if the hedge would remain and why the duplex could not be sited farther back on the lot. She concluded her comments by requesting that the applicant team work with her to come to an agreement on how her concerns can be addressed.

Patty DeVally, who resides directly across the street at 4935 Dorrance Way, expressed similar concerns as Ms. Duarte. She commented that her property is surrounded by two-story duplexes and by approving a two-story duplex directly across the street, she would lose her mountain view and privacy. Ms. DeVally further expressed concern with the architectural style and that it is not "beachy." She concluded that she doesn't mind progress, just not this proposed design.

Theresa Simber, who resides across the street at 4921 Dorrance Way, expressed similar concerns as Ms. Duarte and Ms. DeVally. She specifically noted that the garage looks too close to the street; the story poles look too high; and that the structure should be moved back on the lot. She also expressed concerns about parking and pedestrian safety as a result of the project.

Boardmember Discussion:

Boardmember Little commented that the proposed design results in a large distance from the duplex to the back yard and that a patio door from the rear of the lower unit to the backyard would better integrate the backyard area into the project. Boardmember Little also commented that if the entry was moved further back to where the currently proposed covered patio is located on the west side, it would offer better use of the proposed entry area as an office or some additional space. He concluded his comments by noting that he liked the architectural style very much.

Vice Chair Blakemore commented that she could support the requested modification to allow backing out to Dorrance and to allow the entry tower to be located within the front setback. She agreed with Boardmember Little that a door to the backyard would allow for better integration with the backyard space. She encouraged the applicant to explore moving the duplex back on the lot to help offset the location with Ms. Duarte's house and to lessen the view and privacy impacts for Ms. DeVally across the street. She further commented that the side entrance needed some additional visual cues from the landscape or hardscape to clarify where the first-floor unit entry is located. Vice Chair Blakemore concluded her comments by noting that the landscape plantings were "thin" and that additional plantings are needed, especially on the east side, to soften the architecture.

Boardmember Johnson agreed with Vice Chair Blakemore's comments. He noted that the second story element is located an appropriate distance from the street and appreciated the high windows to help mitigate privacy concerns, and noted that the property line landscaping will help. He suggested that additional landscaping is needed on the east side since once the existing vegetation along the shared property line with The Spot is removed, the site will be very visible from Linden Avenue. He concluded that the colors, garage doors, and hardscape materials are all appropriate.

Chair Stein commented that there is room on the lot to move the duplex back, and asked the applicant to find a way to move the structure back 5 feet to help with the concerns of the neighbors. Chair Stein concluded his comments by noting that he appreciated the relatively low height, and that the overall design is acceptable.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend to recommend Preliminary approval with comments to the Planning Commission attached.

VOTE: 4-0 (Boardmember O'Connor Absent)

3) Project: Coeler New Duplex Concept, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 23.67 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks again reminded the ARB members that they had reviewed this project, along with a project across the street at 4934 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks noted that unlike the project at 4934 Dorrance Way that was changed to a Craftsman style, this project has remained as a Spanish/Mediterranean style. Mr. Banks also reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments, especially related to lowering the entry tower, lowering of the second-floor plate height, and minimizing the visual presence of the garage doors. He noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence and the entirety of the entry into the required front setback. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the east and south elevation to reduce potential privacy impacts, and noted the revisions to the street-facing garage design and side elevations to offset the second story massing. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

ACTION: Motion by Boardmember Johnson, seconded by Chair Blakemore, to recommend preliminary approval to the Planning Commission with the ARB comments incorporated in the project design.

VOTE: 4-0

3) Project: 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a revised proposal to construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage, for a resultant size of 3,749 square feet. The proposal includes an unenclosed 62 square-foot front entry porch and a 396 square-foot covered loggia at the rear. The maximum roof ridge height of the proposed residence would be 25-feet above the finished grade. The existing 1,275 square-foot single-family residence and accessory structures on the property would be demolished. Access would be via a new driveway off Dorrance Way. The parcel is zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,275 sq ft residence and accessory structures and construction of a new 3,312 sq ft two-story single-family residence with a 437 sq ft two-car garage with a maximum height of 25 feet. She described how the new proposal would include new landscaping and hardscape, a new driveway off Dorrance Way, and have a slab on grade foundation.

She reviewed the aerial of the project in relation to the uses in the vicinity. She showed photos of the existing residence and presented the proposed project plans including: the site plan, floor plans, elevations, section plans, the roof plan, materials and colors palette, and an exhibit showing the proposed front and rear setbacks. She showed photos of the story poles and discussed views of the poles from locations along Dorrance Way, from the Linden and Dorrance Way intersection, and from the city parking lot across the railroad tracks. The proposal includes request for a modification to the front yard setback requirement. The grading and drainage plans have been revised to eliminate the previously proposed filled pad, and the design of the revised project remains in the Coastal Craftsman architectural style.

Topics suggested for ARB consideration include the following:

- Proposed architectural style and overall design;
- Requested front setback modification as related to neighborhood compatibility;
- The architectural details and color scheme, including doors and windows;
- The street frontage design;
- Planning for future sea level rise impacts;

- Proposed exterior lighting;
- Proposed landscape and hardscape design; and
- Compatibility with the beach neighborhood and "small beach town" character.

Syndi showed an aerial depicting the setbacks of existing residences adjacent residences in response to a question from the ARB about the proposed setbacks modification request.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, noted that the scale is reduced compared to the previously reviewed duplex project. He explained that the 8- and 9-foot plate heights were appropriate for the structure. He included a steeper roof at the entrance to identify the area. Dylan, staff, and the ARB discussed the proposed window designs.

Boardmember Discussion:

Johnson: Expressed that he liked the proposal as designed and that the different sizes and types of windows were whimsical. He approved of the project as presented.

Little: Stated that he likes the project and he would like to see consistency in the windows facing the street. He likes the "Swiss Chalet" look of the entry ridge. Likes the open space use in the design and the rear layout.

O'Connor: Expressed that he likes the project as it will be viewed in context with other residences. He had concerns about privacy with the parking lot next door. The setback modification may not be warranted since the house could be pushed farther back on the large lot.

Blakemore: Agreed with previous comments, that the project's size, bulk, and scale are appropriate. She wants to see more variety in the landscape palette.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval to the Planning Commission with the ARB comments incorporated in the project design.

VOTE: 4-0

OTHER BUSINESS: None

Attachment D
CEQA Notice of Exemption

Coeler New Residence
23-2234-DP/CDP/ARB

August 4, 2025

Print Form

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: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

4934 Dorrance Way, Carpinteria, CA 93013 (APN 003-440-010)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the demolition of an existing 1,275 square-foot single-family residence and detached accessory structures, and the construction of a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303(a)(e), §15304(b)(c)(f), & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project includes only the construction of a new SFD with grading and landscaping, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

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

Signature: _____ Date: _____ Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

August 2025

August 2025

Su	Mo	Tu	We	Th	Fr	Sa
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31						

September 2025

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28	29	30				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 27	28	29	30	31	Aug 1	2
3	4 5:30pm Planning Commission Meeting - TELEVISED	5	6 5:00pm Fire District Board Meeting	7 8:30am DTBAB Meeting (Council Chambers) 2:00pm PW Dept Staff Meeting (Council	8	9 9:00am Carpinteria Beautiful Meeting
10	11 3:00pm City Council Meeting - Televised	12 5:30pm School District Board Regular Mtg (TV)	13 5:30pm Water Distrct Board Mtg - Televised (Council Chamber)	14 2:00pm PW Dept Staff Meeting (Council Chamber) - John 5:30pm ARB	15	16
17	18 5:30pm General Plan Update Committee Meeting 5:30 Start Time	19	20	21 2:00pm PW Dept Staff Meeting (Council 3:00pm COSMAB (Council Chamber)	22	23
24	25 3:00pm City Council Meeting - Televised	26	27 5:30pm Water District Board Meeting - Televised	28 2:00pm PW Dept Staff Meeting (Council Chamber) - John 5:30pm ARB	29	30
31	Sep 1	2	3	4	5	6

City of Carpinteria
Planning Activity Summary

July 2025

1. In 30-day review process
2. Incomplete
3. Schedule for ARB
4. Director's Decision
5. Schedule for PC
6. PC approved
7. Schedule for CC
8. CC Approved
9. Schedule for final ARB
10. Final ARB Approval
11. Schedule for CCC
12. In plan check
13. BP issued
14. Under construction
15. C of O issued

Last Edited 07/31/2025

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
25-2361-CDP/ADU	Tom Burns	4819	Dorrance Way	Convert (e) 471sf detached garage/storage to a 471sf ADU	Submitted 7/24/2025. Under review	Syndi	1	
25-2358-DP/CDP/TPM/ARB	Carpinteria Group LLC	5115	Ogan Road	Multifamily Residential SB 330 Submittal	Submitted 6/26/2025; Incompleteness letter sent to applicant 7/18/2025;	Bret	2	
25-2356-DP/CDP/TTM	Spencer Kallick	5885	Carpinteria Ave.	191 housing units	Submitted 6/17/2025. Incomplete 7/17/25.	Mindy	2	
25-2353-SIGN	Dylan Chappell for the Nugget	892	Linden Avenue	1 hanging sign, 1 painted sign	Submitted 6/9/2025. Corrections sent to applicant.	Marysol	2	
25-2352-DP/TTM/CDP/ARB	Nick Patterson for City Ventures	6380	Via Real	97 new townhomes & associated tract map improvements	Submitted 5/29/2025. Incomplete 6/25/2025.	Syndi	2	
25-2349-CDP/ADU	Mark Gonzales	1159	Church Lane	New 554sf attached ADU	Submitted 5/22/2025. Incomplete 6/18/2025.	Syndi	2	
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.	Bret	2	
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. Incomplete 4/3/2025. Resubmittal 4/24/2025. 2nd Incomplete 5/23/2025. Resubmittal 6/23/2025. 3rd Incomplete 7/18/2025.	Syndi	2	
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	
24-2317-TPM/CDP	Frontier California Inc.	5115	Ogan Road	Two Way Lot Split	Submitted 11/14/2024. Incomplete 12/12/2024.	Syndi	2	
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.	Bret	2	
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. Pending resubmittal.	Marysol	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	
23-2215-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
25-2355-FENCE/ARB	Karl & Diana Dempwolf	954	Concha Loma	New 6' tall front fence & gate	Submitted 6/12/2025. Complete 7/3/2025. Tentatively scheduled for ARB review on 8/28/2025.	Syndi	3	Yes
25-2348-SIGN/ARB	Front Signs for Seaside Apartments	4573	Carpintiera Avenue	1 non-illuminated wall sign, new design, new location	Submitted 5/22/2025. Schedule for ARB.	Marysol	3	
25-2339-CDP/ARB	Alan Smith	5560	Calle Ocho	Addition and remodel of an existing SFD	Submitted 3/17/2025. Under review. Incomplete 4/16/2025. Complete 6-5-2025. Schedule for ARB 7/31/2025	Marysol	3	
25-2334-DPR	Shepard Place Apartments Improvements	1069	Casitas Pass Road	Exterior improvements	Submitted 2/24/25. Incomplete 3/25/2025. Complete on 6/23/25.	Mindy	3	Yes
25-2329-DP/CDP/ARB	CUSD	4545	Carpinteria Ave	New Kindergarten building at Aliso School	Submitted 1/17/25. Incomplete 2/12/25. Complete 4/30/25. Scheduled for ARB 7/31/25.	Megan	3	
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. Complete 4/11/2025. Scheduled for prelim ARB review on 7/31/2025.	Syndi	3	
24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. Schedule for ARB 8/15/2024	Marysol	3	
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. Prelim 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	
25-2359-SIGN	Jaclyn Kucharski	5212	Carpinteria Avenue	(1) 3'x3' black metal wall sign. Non-illuminated	Submitted 7/7/2025. Director approved.	Marysol	4	
25-2357-CDP/ADU	Linda Hernandez	1471	Trenora Street	Demo (e) trellis and construct a new 600sf detached ADU	Submitted 6/17/2025. Director approved 7/17/2025.	Syndi	4	

25-2351-CDP	Santa Barbara County Flood Control District		5800 Via Real, 893 Concha Loma Drive, 615 Concha Loma Drive, 5400 6th Street, 447 Concha Loma Drive, and 5446 Eighth Street	Annual Routine Maintenance of Carpinteria Creek, Annual Routine Maintenance Plan Update 2025-2026, Sites 12-19	Submitted 6/2/2025. Director Review; Director Approval 7/2/2025; No Local Appeal; FLAN sent 7/18/25; Received CCC Notice of Appeal Rec 7/28/25; CCC Appeal period ends 8/1/2025.	Bret	4	
25-2350-TUP	Reality Church/Adam Smith	5315	Foothill	Request for 1 year TUP extension for church use at existing Girls Inc. campus	Submitted 5/29/2025. Director review.	Bret	4	
25-2345-CDP/ADU	Jerry & Christi Anderson	5664	Calle Pacific	Convert (e) 443 garage to an ADU	Submitted 4/30/2025. Director approval 5/23/2025.	Syndi	4	
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Director approval 4/29/2025.	Syndi	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	
24-2305-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.	Bret	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.Director Review Approved 3/24/2025, no appeal. FLAN issued 5/20/2025. Awaiting BP submittal.	Bret	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 revised 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	
24-2313-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. Complete 4/29/2025. ARB Final 5/15/2025. Tentatively scheduled for PC on 9/2/2025.	Bret	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, ARB preliminary review 12/12/24. Preliminary ARB complete 12/12/24. EIR RFP distributed 1/22/25. EIR consultant selected and agreement approved 4/14/25. EIR Kickoff by 5/1/25. NOP 5/29/25 to 6/27/25. EIR being drafted.	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 12/28/2023. Review in progress.	Marysol	5	
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. Prelim ARB on 5/1/2025. Scheduled for PC on 8/4/2025.	Syndi	5	

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. Complete 4/11/2025. Prelim ARB on 5/1/2025. Scheduled for PC on 8/4/2025.	Syndi	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 in Summer 2025 to review new changes.	Megan	5	
23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Revision to 4,304 sq.ft.commercial space to keep 3,404 sq. ft. commercial and change 2,807 sq.ft. to 6 hotel rooms.	Submitted 5/5/2025. Complete 5/20/2025. Director Decision Approved 6/6/2025. Appeal filed 6/16/2025. PC scheduled 8/4/2025	Bret/Nick	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2025. GPUC reconvened 3.18.24. All draft elements reviewed by GPUC. Complete public draft released 6/8/25. Public Workshop held 7/8/25.	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.	Nick	5	
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. Prelim review at ARB 4/17/2025. PC approved on 7/7/2025.	Syndi	6	
23-2251-CUP	Jeffrey and Lori Runnfeldt / Ray Ames	1025	Cindy Lane	Automobile storage.	Submitted 9/08/2023. Incomplete 10/05/2023. Resubmitted 3/14/24. Incomplete 4/15/24. Complete 5/1/24. Scheduled for PC 7/01/24. PC approved. Awaiting BP submittal.	Bret	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

					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. Appliant proceded with at risk plan check.			
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel		Bret	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	
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	
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.	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. Outreach underway Spring 2025. Ordinance in effect 7/1/2025	Megan/Mindy/ David	8	
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. PC approved 5/5/25. Appeal filed 5/15/25. CC approved 7/15/25. NOD & FLAN filed 7/18/25.	Nick/Luis	8	
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	
25-2342-CDP/ADU	Robert Burlison	5035	Seventh Street	New 480sf detached ADU (City Prototype Plan #2)	Submitted 4/1/2025. Resubmittal 4/30/2025. Director approval 5/9/2025. BP #14751 ready to issue 7/17/2025.	Syndi	12	
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 Review. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. In Building Permit Plan Check.	Marysol	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	
24-2318-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. PC approved on 4/7/2025. BP #14745 submitted 5/1/2025.	Syndi	12	

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. In Plan check	Bret	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	
24-2292-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. Flan 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. Awaiting revised plan set for plan compliance review.	Brian	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	

22-2164-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	
15-1781-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	
24-2324-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 issued 5/19/2025.	Syndi	13	
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. BP #14755 issued 7/23/2025.	Syndi	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	
23-2228-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	
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	
25-2343-SIGN	Saurabh Bajaj, Fastsigns for Aloha Dental	1145	Eugenia	1 non-illuminated 47" x 6" tenant sign on existing directory ground monument. Aloha Dental Care	Submitted 4/7/2025. Director approved 4/21/2025.	Marysol	14	
25-2340-CDP/ADU	Robert & Sandra Duncan	1413	Sterling Avenue	Convert a detached 305sf storage bldg to a 305sf ADU	Submitted 3/24/2025. Director approval 4/28/2025. BP #14739 issued 6/23/2025.	Syndi	14	
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. Complete 4/10/2025. Prelim ARB on 5/15/2025. Director approval 5/23/2025. BP #14791 issued 7/8/2025.	Syndi	14	
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	
24-2320-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.	Syndi	14	
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.	Syndi	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#14589 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.	Syndi	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 5/28/14, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	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	
24-2282-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. TEX requested 4/24/2025 and approved 5/9/2025. BP #14533 issued 4/28/2025.	Syndi	14	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction.	Syndi	14	
24-2275-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	
24-2273-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	
23-2347-SIGN	Kasey Clark for T Mobile	1006	Casitas Pass Road	illumianted wall sign and non illuminated hanging sign	Submitted 5/13/2025. Corrections. Resubmittals. Director approved 6/3/2025. BP issued.	Marysol	14	

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 issued 5/6/2025.	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.	Syndi	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	
23-2238-SIGN	Super Springs 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	
23-2237-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	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	

23-2221-DPR/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.	Bret	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	
22-2183-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. Final ARB 3/27/2025. BP #14682 issued 5/14/2025.	Syndi	14	

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 issued 4/28/2025.	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	
22-2163-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	

21-2107-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	
21-2092-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	
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	
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	

04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
23-2247-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. Signed off 5/15/2025.	Marysol	15	
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. HE certified 1/30/25. CCC certified 5/25.	Nick/Mindy	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	
21-2094-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	15	
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	X	

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. Resubmittal11/22/2023. 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. Withdrawn 7/10/2025.	Syndi	X	
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	X	
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. Inactive / Expired.	Nick	X	
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. Inactive / Expired.	Nick	X	

Last updated 7/31/2025 17:10

Permit Report

7/1/2025 - 7/31/2025

Permit #	Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Permit Date	Code Compliance Violation	Fire Permit Required
14851	7/29/2025	003-543-006	4714 Malibu Drive	HAYMAN, DAVID B	Tear off existing composition. Install 30 year composition color like for like. 23 squares	21,485	Issued	7/28/2025		
14850	7/28/2025	003-305-010	4838 5th Street	WHITNEY SURVIVORS TRUST 7/11/86	Remove existing one layer of asphalt shingle and replace with like for like material. Color to channge from black to medium brown. New fascia boards and install low profile roof vents. 5 squares.	7,300	Issued	7/28/2025		
14834	7/25/2025	003-381-003	5525 Canalino Drive	ANDERSON STEVEN/LINDA	Remove roofing down to existing sheeting. Apply one (1) ply of 30# UDL. Install new OC Duration COOL shingles (Summerwood) CRRC 0890-0015A. 24.5 squares no change in materials. Minor color change, existing light brown proposed dark brown.	16,976	Issued	7/25/2025		
14833	7/23/2025	003-291-010	821 Arbol Verde	Salant, Stephen	Re-roof - remove existing hot mop gravel material and install self-adhered Flintastic by Certaineed in Color white. Like for like, 5 squares.	3,390	Issued	7/22/2025		
14832	7/30/2025	004-026-026	1405 Limu Drive	The Chadwick Family Trust (Erin S.E. and Joshua C. Chadwick, Co-Trustees)	Remodel kitchen, reuse and relocate FAU, remodel bathrooms, run groundwires where necessary, upgrade windows and extra support for roof. [All work subject to Field Inspector's verification and approval]	75,000	Issued	7/18/2025	Yes	Yes

14831	7/18/2025	003-552-008	1310 Chaney	LORETTO OSCAR A	Upgrade electric panel from a 100 amp to a 200 amp, same location. SCE SR # 3942153, SCE # 201050773	2,500	Issued	7/18/2025		
14829	7/17/2025	004-010-030	1490 La Paloma	DURAN FELIPE/JUANA TRUSTEES (for) DURAN FELIPE/JUANA FAM TR 2-8-95	Tear off (e) comp shingles and replace with new GAF Color Charcoal CRRC #0676-0136 and flat portion of the roof with Polyflesko CRRC 0616-011A. Like for Like. 21 squares total.	10,500	Issued	7/17/2025		
14827	7/16/2025	003-192-013	1158 Church Lane	LASH, JAMES W	Remove existing 100 amp service and install a new 200 amp panel in the same location.	4,000	Issued	7/15/2025		
14826	7/16/2025	004-006-001	4859 Foothill Road	BOYS CLUB OF CARPINTERIA INC	Tear off existing composition shingles. Install Certainteed Landmark 30 year composition. 22 squares, color like for like.	19,655	Issued	7/15/2025		
14823	7/10/2025	004-005-007	1532 Linden Avenue	ARCHDIOCESE LA ED/WELF CORP	Traffic Barriers and installation of connections for the utilities.	1,000	Issued	7/10/2025		
14822	7/10/2025	001-292-017	1554 Lisa Street	MURRAY FAMILY ESTATE TRUST	Remove existing roof material and install new underlayment and install Presidential shingles. 27 squares, no change of color and material.	19,000	Issued	7/10/2025		
14820	7/7/2025	003-312-022	588 Elm Avenue	JAIMES FAMILY TRUST	Upgrade electric panel from a 100 amp to a 200 amp.	2,500	Ready for Pickup	7/7/2025		
14818	7/3/2025	004-026-024	1402 Tomol Drive	AISPURO, AMADA	Temporary Power Pole	2,346	Issued	7/3/2025		
14817	7/3/2025	004-016-022	1240 Franciscan Ct #8	RANSOM, LYNN ROSE LIVING TRUST 3/17/17	Repair of balcony surface due to cracked waterproof surface and minor water damage. See Work Order and KCE Matrix documents for inspection reports. (SB326 Balcony Inspection).	10,000	Issued	7/1/2025		
14816	7/10/2025	004-036-016	1028 Cramer Rd	CRUZ, BERNARDO	Repair/replace second story front porch posts and beam due to water damage. Like for like	5,000	Issued	7/1/2025	Yes	

14815	7/8/2025	004-013-022	4060 Via Real	MBZB PROPERTIES, LLC	Remove (e) brown roof and haul away. Install new underlayment and (N) Brown 30-year comp shingle. 33 squares total does not include garage.	22,000	Issued	7/1/2025		
14809	7/1/2025	001-300-007	5438 Cameo Rd	PRAJAPATI VASANT P	Top off 24" of unpermitted 220 LF & 6' high, 6" wide CMU wall to a maximum height of 4 feet.	4,500	Final	6/24/2025	Yes	
14804	7/8/2025	003-212-018	4337 Carpinteria Ave	BERTRAND, DAVID G REVOCABLE 2017 TRUST 11/13/17	Flat roof only: Remove gray BUR and replace with new gray BUR over (e) warehouse and nonconditioned space. PVC 80 mil over quarter inch prime dense deck, over EPS tapered roof system. 34 squares total.	150,000	Ready for Pickup	6/24/2025		
14791	7/1/2025	003-292-001	600 Arbol Verde	BROWN, THOMAS L	NEW FOUR SEASON ROOM UNCONDITIONAL SPACE (127 SQFT) WITH NEW WINDOWS (6 QTY), NEW GARAGE WINDOW (1 QTY), REPLACE EXISTING DOORS (3 QTY), WINDOW (1 QTY) AND NEW PARTIAL SHINGLE ROOF. NEW EXTERIOR FINISHES TO MATCH EXISTING FINISHES. SEE SHEET A5 FOR EXISTING FINISHES PHOTOS OF WINDOWS AND SHAKE SIDING.	30,000	Issued	6/10/2025		
14769	7/10/2025	001-262-015	1505 Casitas Pass Rd	KIRCHNER FAMILY TRUST 6/27/18	Installation of new (6.16) KW rooftop PV System made of (14) solar panels with (14) Micro-Inverters and new (10) KWH ESS	30,000	Issued	5/22/2025		
14767	7/10/2025	003-700-010	4950 Sandyland Rd Unit 132	FAITH JAMES E III/JOAN C TRUSTEES (for) FAITH TR 6/21/84	Interior remodel to existing 2-bedroom 1 bath condo. Interior remodel to kitchen and bathroom remove and replace cabinets, fixtures and outlets all in same location.	30,000	Issued	5/22/2025		

14738	7/1/2025	001-293-015	1529 Casitas Pass Rd	PIERCE, JUSTIN	1. Relocate and upgrade existing 100-amp electrical service to 200-amp service. 2. Remove and replace two existing windows and install one additional window in front elevation	8,000	Issued	4/22/2025		
14712	7/1/2025	003-353-009	480 Arbol Verde	480Arbol LLC	STOP WORK: (1) Remodel existing bathrooms; (2) add bar area to living room; (3) remodel pantry area into laundry room.	100,000	Issued	4/1/2025	Yes	Yes
14670	7/8/2025	004-105-010	5203, 5205 & 5207 Sixth Street (5201 Sixth Street)	CALDWELL CHILD'S TRUST	EXISTING LARGE WAREHOUSE TENANT TO BE DIVIDED INTO 3 SMALLER TENANTS. IMPROVEMENTS INCLUDE: - NEW TENANT DEMISING WALLS TO SEPARATED NEW SUITES - DOORS AND WINDOWS TO BE INSTALLED IN EXTERIOR WALLS - NEW RESTROOMS FOR EACH SUITE - NEW ELECTRICAL SWITCHGEAR AND PANELS **No work in the City Right-of-Way is permitted until a Public Works Encroachment Permit has been issued**	136,760	Issued	2/25/2025		

Total Records: 24 **7/31/2025**