



Planning Commission Meeting Agenda

Monday, November 3, 2025 at 5:30 pm

City of Carpinteria, Council Chamber
5775 Carpinteria Avenue
Carpinteria, CA 93013

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

- 1) Minutes of the regular Planning Commission meeting held August 4, 2025 (item continued from the October 6, 2025 meeting).
- 2) Minutes of the regular Planning Commission meeting held September 2, 2025

NEW PUBLIC HEARING

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

Review Procedure:

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

- 3) Project: Burgess-Birk Residence Remodel & Addition, 25-2328-CUP/CDP/ARB
Address: 748 Maple Avenue
Applicant: Dylan Chappell, architect, for Gordon Burgess, Selena Burgess-Birk
Planner: Syndi Souter

Hearing the request of Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB (application filed January 28, 2025) for approval of a Conditional Use Permit and a Coastal Development Permit to remodel and construct a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.62 – Conditional Use Permit; and to approve an Exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-321-011, addressed as 748 Maple Avenue.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 4) Architectural Review Board Meeting Minutes of July 31, 2025
- 5) City calendar for the month of November 2025
- 6) Planning Activity Report as of October 30, 2025
- 7) Building Permit Report as of October 30, 2025

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, DECEMBER 1, 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, October 30, 2025 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:32 p.m. by Vice Chair Moyer. Commissioners Present: John Moyer, Vice Chair Glenn La Fevers Alexandra Van Antwerp Commissioners Absent: David Allen Jane L. Benefield Others Present: Nick Bobroff, Community Development Director Syndi Souter, Senior Planner Cody Sargeant, City Attorney	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Vice Chair Moyer led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Bob McDonald, Carpinteria Valley Water District General Manager, gave a presentation on the Carpinteria Advanced Purification Project (CAPP).	ANNOUNCEMENTS
PUBLIC COMMENT Alan Koch spoke about adverse environmental impacts related to Surfliner Inn’s Parking Lot 4. He gave background information on the lot and said one adverse impact is its shape. It is long and rectangular, has a shared single interior aisle, one entrance/exit on Linden Avenue that is a major thoroughfare, and has a dead-end on the Holly side. He visited Lot 3 and said it has a good design on a busy day. It has a separate entrance/exit on a side street with interior flow of traffic directed in a one-way fashion. Lot 4’s entrance/exit will be next to the Spot which is busy with lines of customers and near the railroad with Amtrak passing 2-3 times a day. He expressed concern for what it will be like during the busy summer. Linda Reimel, 5428 El Carro Lane, commented that the proposed housing project on Ogan Road of 130 units will be constructed under the Builder’s Remedy and is proposed by the same person behind the controversial project behind the Santa Barbara Mission. She has heard Ogan Road will have three levels of parking and will be 18 stories high. She asked when it will be opened up to the public and expressed concern it is going to be way overbuilt.	PUBLIC COMMENT

<i>Note: Vice Chair Moyer announced the applicant for the Coeler residences requested that Item 4 be heard before Item 3.</i>	
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING 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). Hearing for Item 1 was continued to the September meeting due to lack of a quorum. 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	NEW PUBLIC HEARING

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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

Principal Planner Bret McNulty presented the staff report. He said staff is recommending adoption of Resolution No. PC-25-004, thereby denying the appeals and upholding the Director's approval of the minor revision to the project.

PUBLIC HEARING OPENED

Applicant Justin Klentner explained the hotel conversion was submitted as an additional housing project; however, it was not considered to be consistent with the project's zoning. He noted the project is in a visitor-serving overlay and commercial use includes café, restaurant and hotel uses. He stressed that he is doing what is correct and he doesn't understand why this is an issue. He said office space is at a 50% vacancy rate right now, and we need something other than Motel 6 or Best Western.

Gina Tolleson expressed support for Klentner and said his work would be high quality. She says when she invites family here, there are not a lot of options for housing them and feels this is a nice one.

Jason Minter, owner of Carpinteria Valley Lumber, said Justin could have bought his material anywhere, but he kept it local and spent close to \$1 million here, which is astonishing. Linden Square did not spend a dime in the city, he said. He expressed support for Klentner.

Amrita Salm requested that the Planning Commission approve the appeals. She said it was stated that staff approved the project, and it should have been approved by the Planning Commission, not staff. She noted there is a high vacancy rate at our local hotels, and a better option might be three additional apartments rather than six hotel rooms. She said if there is a problem with zoning regulations, maybe he can request an exemption due to the need for housing. She asked if the parking space per hotel employee was included in the parking calculation. She commented that nobody likes

Airbnbs, and we need housing.

Public comment letters were received by Ann Sly, Beth Anderson, Carol Kernahan, John Lotze and Wiley Uretz (counsel for the applicant).

PUBLIC HEARING CLOSED

Commissioner La Fevers said the existing approval allows for commercial development, and hotel use is one of the listed uses. He explained that the community development director is empowered to make minor revisions, which is what happened in this case. He said he supports the Municipal Code and decision made by the community development director to authorize the hotel use in the commercial visitor serving overlay district. He agrees the interior improvements to accommodate the use is a minor alteration. He said impacts from hotel use are not more than other uses and in many cases much less. He expressed support for denial of the appeals.

Commissioner Van Antwerp said the hotel area is well over 60% of the project's commercial space, it is a bigger deal than a minor revision, and hotel use in a building you are sharing with residents changes the mix and nature of that plan. She suggested a full Development Plan Amendment and further review. She expressed concern that cumulative aspects have not been discussed, and the traffic and parking analysis was done based on original intentions of the project, not a hotel. She noted there is favor for additional residential units, and there could be additional density bonus benefits with additional housing. She said she needs more operational details, such as how guests access the room. She reiterated her desire for further review and said she is inclined to grant the appeals.

Vice Chair Moyer expressed support for the community development director's decision. He said the applicant investigated all options, and everyone knows office space is a dead deal in Carpinteria now and may be for a long time. He thinks the applicant is a good element of our community.

Commissioner La Fevers said there appears to be consensus for denial of the appeals. He acknowledged Commissioner Van Antwerp's opinions. He said the process for development is long and this step is following our Municipal Code.

MOTION

Commissioner La Fevers moved that the Planning Commission adopt Resolution No. PC-25-004 thereby denying the three appeals and upholding the community development director's decision to approve Project 23-

2221-DPR/CDP which allows 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 6-unit hotel use within the mixed use building currently under construction at 4745 Carpinteria Avenue. Vice Chair Moyer seconded the motion. Discussion followed.

Commissioner Van Antwerp asked if there are grounds for conditioning and suggested including the following: an operational plan, an understanding of the substantial revenue increase it would provide and how it would benefit the community, providing additional affordable housing or a change to the mix, and requiring Planning Commission review after a year to see how it is going. She emphasized that it is a change in land use and operating a hotel is a much bigger deal.

Vice Chair Moyer said the mechanics are hard to condition and additional affordable units come with parking restrictions that would throw us off way over the parking limit. He explained it's the least amount of harm and most amount of benefit. He said he doesn't feel a need to cripple the applicant financially because maybe he didn't like it. He said we're showing that we are responsible in terms of RHNA. He described the job as well done and expressed support for the director's decision.

Commissioner La Fevers said he appreciates Van Antwerp's thoughts, but he does not agree and is not willing to amend his motion to uphold the community development director's decision. Moyer agreed.

MOTION PASSED

The motion passed 2-1 (Van Antwerp opposed) by the following roll call vote: Commissioner La Fevers voted yes, Commissioner Van Antwerp voted no, and Vice Chair Moyer voted yes.

BREAK

Vice Chair Moyer called for a three-minute break.

Vice Chair Moyer announced the applicant had requested that Agenda Item 4 be heard before Item 3.

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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – None

Senior Planner Syndi Souter presented the staff report. She said staff was recommending adoption of the resolution and approval of the project and the CEQA exemption.

Commissioner La Fevers brought up the Beach Neighborhood Design Guidelines, noting the project exceeds the 40% maximum for second story coverage. He asked if this was contemplated by staff.

Senior Planner Syndi Souter said it was contemplated by staff and it is noted in the staff report. She explained how it is not like a box visually and staff felt it complied with the intent of the guidelines.

About the RHNA analysis, Commissioner La Fevers asked if they were removing and adding one so it would be a wash. Souter explained it would count as one new house and be a plus one for the purposes of RHNA calculations.

Commissioner Van Antwerp asked about the consistency, type and intensity of the development itself compared to the neighborhood pattern. She inquired if sea level rise was considered.

Senior Planner Syndi Souter proceeded to describe the various new construction that has taken place and said there is a precedent for newer large homes. She also explained they are proposing slab on grade, and it is not located in the area covered by sea level rise guidance.

Community Development Director Nick Bobroff spoke about sea level

requirements and explained the General Plan Update must be completed before amending the zoning code. He said the General Plan will be updated by the end of 2026 and the Zoning Code will follow, so we are 2-3 years out in having guidance for the whole area. Right now, we are focused on the areas fronting the beach or that are in close proximity to the Salt Marsh, as those areas are the most immediately vulnerable to projected sea level rise impacts.

PUBLIC HEARING OPENED

Architect Dylan Chappell addressed the setbacks and said part of the charm is that the neighborhood was not developed all at one time by one developer. He said in 1981 when the setbacks were all changed to 50 feet from center line, whole streets became existing non-conforming, and it's why so many projects come in for the front setback variance request. With new developments, they try to line the houses all up. He said they don't want to push the house into the backyard, which is why they ask to encroach into the setback a little bit.

Chappell followed with a presentation on size, bulk and scale of the neighborhood, noting there will be a 94-car parking lot and a three-story hotel directly adjacent to their property. He said the project will look good next to a 37-foot-high hotel. In addition, 701 Linden, which is considered charming, has a slightly bigger footprint.

Commissioner La Fevers asked if they had considered stepping back further the second-floor massing so they would comply with the design guidelines for the area.

Chappell said they are at a 36% lot coverage while zoning allows for up to 50% maximum. He pointed out the property could sustain a duplex and 2 additional ADUs. He said they could make the ground floor larger to comply or shrink the top floor.

Commissioner Van Antwerp expressed concern about the overall scale. She questioned why the owner wouldn't comport to newer standards coming out in two years for sea level rise. She also expressed concern about construction impacts.

Chappell responded that the original submittal was for a duplex but then it was felt single family would be more appropriate for their needs. About construction impacts, he said the fact that the projects are next to each other helps for staging, but he doesn't know if they will all be permitted at once. He pointed out they will be battling the construction of the Surfliner Inn at

the same time.

BREAK – Vice Chair Moyer called for a two-minute break.

Ann Sly, Carpinteria resident, said it saddens her the beach community is being “mansionized.” She said the 5 bedroom and 5 bathrooms tells her it is probably going to be a beach rental. She pointed out how it doesn’t comply, said they are setting a precedent for bigger and bigger homes, and questioned when it ends. “How can you look at a house like that and say it is Carpinteria small beach town charm?” She described it as heartbreaking.

Eileen Marcussen said she lives on Third Street next door to a Coeler property that was eight workforce units and is now a 5-unit vacation rental. She said the Coelers have applied for short-term rental (STR) licenses, which will create a resort compound wrapping around the corner on Dorrance Way. She said STRs have eroded the character of the neighborhood and asked that the Coelers not turn the homes into vacation rentals. A two-car garage will not accommodate the maximum occupancy that will pile into it. She reiterated it is clear the intent is a resort compound.

Public comment letters were submitted by Lisa Woolf and Eileen Marcussen.

PUBLIC HEARING CLOSED

Commissioner Van Antwerp asked for a continuance where they look at how these individual projects are affecting the character of the neighborhood.

Commissioner La Fevers spoke about how he understands Van Antwerp’s struggle as a new commissioner, noting for years there was a preference for single family homes there. He said City Council took action to limit short-term rentals, and these properties had been on a waiting list. He brought up the following points: The project is still below the allowable footprint for the lot size. There are guidelines specifically for this neighborhood, and it’s important they try to utilize them in addition to broader policies; and the project complies with the guidelines according to design review. The second story doesn’t meet the guidelines, however, and there is more than one way to fix that, but it would not be his preference to see the ground floor expanded. Articulation can fix boxiness.

La Fevers asked for the 40% second story coverage to be met by additional setback rather than adding more square footage to the first floor. He likes the project, it’s a single-family residence, it’s well articulated, and he is not

concerned about the setback. He feels the replacement of aging homes over time with expensive development is a benefit to the community.

Vice Chair Moyer said the dirt is so expensive that economically a little cottage would not work. He described the house as medium compared to ones on that street. He said the current homes were built in 1910 and it is amazing they are still standing. He loves living in a small cottage but economically that is not happening. He said we don't know the future, the economy could take a dive, and vacation rentals could disappear and become owner occupied or rentals. His priority is to see Carpinteria rebuilt. He is willing to debate the 40% second story coverage but would not let it stop him. The applicant bent over backwards to the ARB to accommodate everything they asked for, and he leans on ARB to do its job. He said at PRD-20 it could have been maxed out. He expressed support.

Commissioner La Fevers spoke about the sea level rise and said he is okay with the raised pad. He is not in favor of holding people accountable to a potential future standard for code or policy. He does not want to hold developers to a standard that does not yet exist.

Vice Chair Moyer spoke about the benefits of using raised foundations as opposed to slab on grade in the beach neighborhood in response to sea level rise.

Commissioner Van Antwerp said she agrees with their assessment of the second story coverage. She understands the concerns about sea level rise. She continues to be concerned about Land Use Policy #3 regarding preserving the small-town beach character. She said the project introduces incompatibility with the scale of the neighborhood, and Community Design Objective #1 (size, bulk and scale) is incompatible, too.

Commissioner La Fevers asked the applicant for feedback on meeting the 40% guideline for the second story square footage, and Architect Dylan Chappell agreed to work a 6% reduction into their request.

It was then clarified the goal is 40% coverage for the second story, which would equal a reduction of 225 square feet of the second floor based on the first floor being 3,749 square feet with no increases to the ground floor.

Architect Dylan Chappell said it would involve removing a bedroom. He said they would be happy to comply and reduce the second floor (meeting guideline #4).

Discussion took place on how to achieve the change in the most expedient

manner when redesign is involved. Bobroff said it could return to ARB, or the project could be approved with a condition placed on it, then returned to ARB for the final drawings. Chappell asked if they are hardline on not touching the ground floor, and La Fevers said either way it goes to ARB. Bobroff pointed out there is no wiggle room on the side setbacks, and Chappell said the back can be used. La Fevers said it could be brought back in September for finalization without additional ARB input. Bobroff explained he prefers any changes to be handled by the ARB, noting they meet twice a month.

MOTION

Commissioner La Fevers moved they adopt Resolution No. PC-25-006 thereby approving the Development Plan and Coastal Development Permit for Project 23-2234 for the construction of a single-family residence with an attached garage at 4934 Dorrance Way, with one modification that the applicant modify the building such that the second floor meets the design guideline #4 criteria of no more than 40% of the total square footage, the bulk of that to be taken on the second story. Vice Chair Moyer seconded the motion. Motion passed 3-0 by the following roll call vote: La Fevers voted yes, Van Antwerp voted yes, and Moyer voted yes.

- 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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – None

Senior Planner Syndi Souter presented the staff report. She provided additional details in response to questions.

Commissioner La Fevers commented there is not much room between the street side of the fence and the curb as for other homes.

Community Development Director Nick Bobroff explained the street is not centered within the right of away and there is more room on the shoulder of the south side of the street. He explained there is a patchwork that has developed over time which they are trying to reclaim.

Commissioner Van Antwerp asked for background on the adoption of Spanish style, and Souter explained although craftsman is more dominant, there are other Spanish style homes in the immediate vicinity.

Community Development Director Nick Bobroff added the topic of style came up. He said the applicants wanted a unique identity, and it was felt there was leeway due to it relating to the Stein house that is Spanish style.

PUBLIC HEARING OPENED

Architect Dylan Chappell said the ARB had no comments on the previous house but had some on this one. They reduced the second floor and created more articulation, and this property is a little smaller than the other.

Public comment letters were submitted by Lisa Woolf and Eileen Marcussen.

PUBLIC HEARING CLOSED

Commissioner Van Antwerp noted there is a conflict with the community design elements, such as the small beach town image, discouraging boxy buildings, and a ground floor dominated by the garage. She described the home as very weighted when you look down Dorrance and said she has concerns about the whole corner.

Bobroff acknowledged the garage is something they struggle with, as well. He explained the challenge is the narrow width of the lot, and by default they end up with half the ground floor frontage dominated by the garage. He spoke about various architectural tricks used when there is no easy fix.

Commissioner La Fevers said the architectural style fits with the Stein residence but does have some fairly massive elements. He is okay with the

size. He relies heavily on the ARB's advice, and this was reviewed. He is okay with the style as presented. Vice Chair Moyer expressed support for the project and said it is well done. He said it's all about economics and we are going to continue to see this. Commissioner Van Antwerp said it is going to completely transform the entire block's character, which is exactly what our General Plan is trying to prevent. She thinks it is going to be an unusual cluster of similar looking residences going down Dorrance Way and will change it immensely. MOTION Commissioner La Fevers moved to adopt Resolution No. PC-25-005 thereby approving a Development Plan and CDP for Project 23-2233 for the construction of a new single-family residence and attached garage located at 4949 Dorrance Way. Vice Chair Moyer seconded the motion. Motion passed 3-0 by the following roll call vote: Van Antwerp voted yes, La Fevers voted yes, and Moyer voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
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 Community Development Director Nick Bobroff reviewed the distributed materials. He said their approval of the Chevron Decommissioning was appealed to the City Council, and the City Council heard it last month and denied the appeal and upheld their approval. We are now waiting to hear if any appeals have been filed with the Coastal Commission. He added that the Palms project is moving forward, and the first phase is in for permit review, with the goal to create a small market/café where Oaxaca Fresh was previously located.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY, September 2, 2025 – The commissioners indicated they would be present.	ATTENDANCE FOR NEXT MEETING

ADJOURNMENT – Vice Chair Moyer adjourned the meeting at 9:19 p.m. _____ Secretary, Planning Commission ATTEST: _____ Vice Chair, Planning Commission	ADJOURNMENT
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DRAFT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:34 p.m. by Vice Chair Moyer. Commissioners Present: John Moyer, Vice Chair David Allen (virtual attendance) Jane L. Benefield Glenn La Fevers Alexandra Van Antwerp Others Present: Nick Bobroff, Community Development Director Bret McNulty, Principal Planner Bob McDonald, General Manager of Carpinteria Valley Water District Craig Murray, General Manager of Carpinteria Sanitary District Cody Sargeant, City Attorney	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Vice Chair Moyer led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held May 5, 2025 2) Minutes of the regular Planning Commission meeting held July 7, 2025 MOTION Commissioner La Fevers moved to approve the minutes of the regular Planning Commission meetings of May 5, 2025 and July 7, 2025, as submitted. Commissioner Benefield seconded the motion. Motion passed 5-0 by voice vote.	CONSENT CALENDAR
NEW PUBLIC HEARINGS 3) Olive Avenue Street Vacation Government Code § 65402 Consistency Determination Planner: Bret McNulty Applicant: Carpinteria Sanitary District Location: Olive Avenue Right of Way adjacent to 5300 Sixth	NEW PUBLIC HEARINGS

Street

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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner Van Antwerp excused herself from the hearing at 5:39 p.m.

Community Development Director Nick Bobroff presented the staff report. He said staff was recommending adoption of the resolution, thereby determining that granting the vacation of right-of-way to the Carpinteria Sanitary District is consistent with the City's General Plan/Coastal Land Use Plan.

PUBLIC HEARING OPENED

Carpinteria Sanitary District General Manager Craig Murray explained they have been working with the City on adaptation planning for climate change and this is a vulnerability issue. He said the main electrical feed sits outside the flood wall and they want to bring it inside, with timing coordinated with the Carpinteria Advanced Purification Project.

PUBLIC HEARING CLOSED**MOTION**

Commissioner Benefield moved to approve the Government Code Consistency Determination as presented in the staff report. Vice Chair Moyer seconded the motion. Motion passed 4-0 by the following roll call vote: Allen voted yes, La Fevers voted yes, Benefield voted yes, and Moyer voted yes.

4) Carpinteria Advanced Purification Project**Planner: Bret McNulty****Applicant: Chris Malejan, PE, PMP, on behalf of the
Carpinteria Valley Water District****Locations: 5300 Sixth Street; 1532 Linden Avenue, and various
City of Carpinteria rights of way.**

Hearing on the request of the Carpinteria Valley Water District (CVWD) to consider Project 24-2313-CUP/CDP for approval of a Conditional Use Permit and Coastal Development Permit for the Carpinteria Advanced Purification Project (CAPP). The CAPP is being proposed to augment surface water sources with a potable reuse project to address on-going shortfalls caused by regional drought conditions. The CAPP consists of an advanced water purification facility (AWPF) that will be constructed at the existing Carpinteria Sanitary District (CSD) wastewater treatment facility located at 5300 Sixth Street and will treat effluent to a higher level of purity than currently achieved. The purified water from the new AWPF would be conveyed by a new pipeline, and an injection and monitoring well system that will replenish the Carpinteria Valley Groundwater Basin Aquifer and allow for the monitoring of water quality. After the project is installed, the CVWD will extract the purified groundwater from existing wells to augment their customers' water supply. The proposed pipeline route would affect portions of the Olive Avenue, Sixth Street, Maple Avenue, Carpinteria Avenue, Eugenia Place, Linden Avenue, and Meadow View Lane rights-of-way. Injection well and monitoring well sites are proposed to be located on the St. Joseph Church property at 1532 Linden Avenue, and near the western terminus of Meadow View Lane, near the Franklin Creek channel.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner Van Antwerp recused herself due to living within 500 feet of the proposed project.

Principal Planner Bret McNulty presented the staff report and reviewed actions options, with staff recommending adoption of the resolution, thereby approving the project; accepting the previously certified final EIR and Addendum as satisfying requirements of CEQA; and adopting the findings as stated in Attachment A, Exhibit 1, and the Conditions of Approval in Attachment A, Exhibit 3.

Commissioner Allen asked why Carpinteria Sanitary District (CSD) is not a co-applicant, if the 20% concentrated discharge into the ocean needs environmental review, and whether federal funding is reasonably

anticipated. McNulty deferred his questions to CSD.

Commissioner La Fevers asked about the timing of permit issuance for the joint agreement between CSD and CVWD, which agency is responsible for operation and maintenance of the injection and monitoring wells, and whether workers would have facilities.

Principal Planner Bret McNulty said it is a water district project and they have an agreement with the sanitary district to conduct their activities on the site working with sanitary district staff. Regarding agreement details, they are still working on exact staffing, and it could be 1-3 staff onsite.

Commissioner La Fevers asked about the agency that regulates the operation of the purification system and how our permit ensures it is properly identified and conditioned to address compliance.

Community Development Director Nick Bobroff explained the ongoing operation is regulated by the State Water Board, who is responsible for day-to-day compliance. There is language in Condition 24 requiring the district to provide evidence that they received regulatory approvals for construction and completion, and once there is sign off, they are regulated by the state. About ongoing operations, the City does not have a regulatory role in ensuring water quality standards are met; rather, the City's role is to enforce municipal code requirements such as limitations on lighting and noise associated with operation of the facilities.

City Attorney Cody Sargeant added that the water district, in certifying the EIR and approving the project as modified by the Addendum, adopts a mitigation monitoring plan to demonstrate compliance with EIR mitigation measures. He said any additional conditions laid out in our Conditions of Approval are captured in Condition 24, which requires the applicant to continue reporting on that.

Principal Planner McNulty shared that there are similar projects happening in Orange County, Santa Clara, San Diego, and Los Angeles that are working under the state's groundwater basin regulations. He said the proposed monitoring wells associated the Meadow View Lane injection well site would be under the jurisdiction of the County because the wells will not be within city limits.

Community Development Director Nick Bobroff added that monitoring wells are a regulatory requirement of injection wells, and if the contemplated location is not approved by the County, a more appropriate site will have to be found and undergo its own permitting process before the injection well can become operational.

Commissioner La Fevers questioned if we should wait for the County to approve the monitoring wells before allowing an injection well. Bobroff said we could certainly include a condition that requires the applicant to demonstrate approval for the monitoring well before the injection well moves forward. La Fevers also said he did not see follow-up monitoring for injection well noise in the report. Bobroff explained they did not feel it was necessary because the pumps are to be housed at the water treatment facility and for the most part there would not be noise at the injection well sites.

Vice Chair Moyer expressed concern about federal funding, as well as costs that would be passed to residents, noting farmers and anyone with a legal well could extract water from the groundwater basin. He also asked if this was going to “max out” the aquifer. Bobroff explained there is a balancing act with water going in and being taken out, then deferred questions to water district staff.

Commissioner Benefield asked whether right-of-ways had been granted, and Bobroff stated they had not because the water district has rights to put utilities in public rights-of-way.

BREAK – Vice Chair Moyer called for a 5-minute break.

PUBLIC HEARING OPENED

Carpinteria Valley Water District (CVWD) Manager Bob McDonald gave a presentation about the project. He explained that Carpinteria’s water sources are not entirely local and in 2016 they faced a severe water shortage due to drought which was a wake-up call. In seeking solutions, they were pointed to this purification project. He reviewed project objectives, explained how water quality is analyzed, and showed why CAPP was the best alternative. Regarding concerns about federal funding, he said \$18.3 million had been received from the U.S. Bureau of Reclamation and there is no way it can get out of it. He noted the importance of moving forward due to funding time clocks and inflation. He provided specifics about the soundwalls, well locations, construction schedules and project benefits.

In response to why the two agencies were not partners on the application, McDonald explained that CVWD is paying for the entire project but has operating agreements (joint exercise of power) between the two districts about who is responsible for what, how the decision process would work, and staffing procedures for addressing problems that arise. About whether groundwater monitoring wells would be required, he explained they would

be part of the regulatory framework and technical permits require a lot of regulation and continuous monitoring. He said operational features would be fully resolved in the joint powers agreement before they start construction. He deferred questions about opacity of the ocean discharge to Craig Murray of CSD.

Craig Murray, General Manager of Carpinteria Sanitary District, stated the reverse osmosis concentrate that will go into the ocean is very clear and transparent, maybe a little tinted, but you would not see anything at the ocean surface and there will be less volume than now.

George Johnson expressed concern about the improvements near the creek when there is a 50-foot setback requirement. He noted the last large storm event resulted in a lot of rip rap being installed to stabilize the bank adjacent to the water treatment facility, and it is not the same riparian forest that was there before. He asked if we are spending \$34 million to upgrade the facility that some concessions be made for the creek. He described the area as the worst section of the entire seven miles of creek.

George Lehtinen said he is one of four families adjacent to where the monitoring wells were drilled in El Carro Park, with the location 40 feet from his bedroom. He shared that none of the families wanted to relocate to a hotel during the drilling, they overestimated fears due to the noise, and a tear in the sound wall fabric was quickly fixed. He said people should not be afraid of this project based on the noise.

Scott Grieve, President of Linden Meadows HOA, said its residents have varying opinions. As a group they do not oppose the project, but they are united in opposing the injection well site on Meadow View Lane. He complained there was improper notification about the decision, the HOA board itself was never notified, and they had to force their way into the planning process. They believe they have been given conflicting and nebulous answers to questions, there was a failure to consider other options, and the location could be somewhere else. They also believe property values will suffer, with some residents wanting to sell next year but fearing it will be difficult due to planned construction activities. He said they received a mailer from CVWD suggesting the project was a done deal and described it as disingenuous. He asked the Commission to deny approval of the injection well site on Meadow View Lane.

Carrie Miles expressed concern about the sound and said it is unreasonable to force this on a residential neighborhood. She pointed out there are setbacks from creeks but not for housing. She questioned the appropriateness of plopping the well onto a sidewalk easement.

Elizabeth Mandl opposed the well location but expressed support for what the project is trying to accomplish. Her master bedroom is less than 50 feet from the construction site. She expressed concern about non-stop noise at 70 decibels which she said would be like a dishwasher and said there is medical evidence that noise can lead to health issues. She said there are unaddressed concerns about dust, vibrations and injecting water under foundations. She spoke about how it is unreasonable to subject a community to round-the-clock noise, noting the loss of property values and how it should not fall on a small group of neighbors. She asked for the injection well to be relocated.

Lisa Starr, resident of Meadow View Lane, said she does not oppose more water but asked that we put our heads together to find a different location. She asked to add her name and that of her husband onto the petition.

Nicholas Papajohn of Best Best & Krieger LLP and counsel on behalf of Virginia Urschel who is a resident of Linden Meadows HOA expressed the following concerns: 1) There was a lack of information available to Ms. Urschel and her neighbors that allowed them to participate in earlier decisions about the Meadow View location 2) Mr. Van Wingerden, president of the Carpinteria Valley Water District, had property impacted and they are concerned about his participation in the location approval process. Papajohn noted records were unclear about compliance with conflict-of-interest laws. 3) He questioned whether the 2019 EIR addendum was sufficient given the increase in size and scope of the project. He said they are asking the Planning Commission to either reconsider or delay approval until these items are addressed.

Robert Rodd of the Linden Meadows HOA expressed opposition to the injection well location on Meadow View Lane and made the following points: McNulty mentioned there would be 4 weeks of 24 hours a day drilling, yet a recent brochure from CVWD said 8 weeks. The HOA community asked questions repeatedly about the exact date of approval for Meadow View Lane, who made decisions, whether it was unanimous, etc., but were not given answers. He said Parcels 4701 and 4711 are owned by a CVWD member, in a trust for the same family, and have been rezoned for 180 units. He said Site 6's monitoring wells are still in negotiations, this project should not be approved until they are settled, and if the owner of Site 6 is willing to sell property for monitoring wells, then why not an additional 360 sq. ft. for an injection well? He was told there is difficulty getting pipes over a bridge above Franklin Creek from Meadow View Lane to Sterling Avenue but noted there are pipes going over it now. He pointed out that 80% of his bill goes for infrastructure, and this project will add another \$35-50/mo. He noted the large amount of agricultural usage and questioned if they will pay proportionally for the infrastructure cost of \$68

million.

Kimberlee Albers expressed concern about lack of transparency and said if people knew “poop water” was going to be used for our water supply they would be here. She lived in Beachwalk Townhomes during the highway bridge construction, a big sacrifice due to the construction noise, and now she is the closest house to the Linden Avenue injection site. She expressed disappointment about the lack of transparency and reiterated the community does not know wastewater will be used.

Kevin Nater said he and his wife echo his Meadow View neighbors’ concerns about the disruption over time causing harm and said there appear to be other locations that are not directly impacting people. He expressed concern about the 75 decibels of noise capped in the evening and questioned what it will be like during the day, noting the air gap location and continuous pumping of 1.2 million gallons all day. He questioned why this project is having a disproportionate effect on *his* community.

Lisa Starr questioned where they can view a report describing the subsurface geology and aquifer characteristics, such as depth of groundwater and porosity.

PUBLIC HEARING CLOSED

BREAK – Vice Chair Moyer called for a 5-minute break.

Commissioner Allen asked for a concise review why alternate sites were not selected and any additional evidence to support those decisions.

Community Development Director Nick Bobroff reported that public comment letters were received by Carrie Miles, Elizabeth Mandl, Mary Watts, Matt Roberts, Noah Bolan from Heal the Ocean and Nicholas Papajohn.

Bobroff proceeded to address questions brought up during the public hearing. Regarding creek setbacks, he said anything new built at the CSD facility would comply with setback requirements. About duration of drilling activities, he said each well will have about 4 weeks of 24-hour drilling.

Principal Planner Bret McNulty gave a summary of the City and EIR outreach that took place. Highlights included a 30-day review by the City upon receiving the application; and ARB review of design components, at which time notices were sent to occupants within 100 feet and owners within 300 feet of the project, as well as any other interested parties. With respect to the EIR, outreach included a Notice of Preparation (NOP) of a

Draft EIR during a 30-day period that included ads in *Coastal Views News* and social media outreach, a Draft EIR Scoping meeting on 1-24-19 during the 30-day NOP comment period, tribal notification in compliance with AB52, and an NOA with notice of a public meeting to be held 7-18-19. There were 75 public and agency comments responded to in the final EIR (FEIR), with minor changes made.

Bobroff said upon request of residents of Meadow View Lane following an ARB meeting, they worked with the district to ensure *all* residents of Linden Meadows HOA were included for this hearing. McNulty added that the district held meetings with the HOA, with the City participating in one of those meetings.

In response to Commissioner Allen's request for a thorough review of injection well location alternatives, CVWD General Manager Bob McDonald reviewed site evaluation criteria. Commissioner Allen asked why it could not be located on the agricultural site or across Hwy 192, noting he understands the constraints of the deepest part of the aquifer and distance to private wells.

CVWD General Manager Bob McDonald provided more details and explained, among other things, that getting to the agricultural property would involve moving pipelines over or under the creek in violation of creek setbacks. Also, Flood Control maintains the channel using trucks and does not like running things above it, and Caltrans does not like moving pipes along the highway. He does not think three months of construction impacts warrant moving the pipes, and he noted the various outreach meetings that had taken place.

Commissioner La Fevers questioned the appropriateness of an addendum due to the scope of changes since the EIR was completed.

McDonald explained there is no basis for that claim and moving the well 25 feet does not result in any new impacts or necessitate additional mitigation measures to mitigate those impacts, which is the test used. Regarding changes from replacing above ground storage to below ground pipelines, they start with a preliminary design with lots of options and analyze various configurations. An earlier site at the LDS church for a 30,000-gallon tank was determined to not be viable. When they relocated pipes to the street, there was no place else to put a tank, so they came up with a pipeline with a large enough diameter at the end of Meadow View Lane and Linden Avenue to hold water to not overwhelm the sewer system. The changes were addressed by the addendum.

City Attorney Cody Sargeant explained that the changes were made prior to

approval by the water district and adoption of the addendum, and a Supplemental EIR is only needed if changes are made after approval of the project. He said the City reviewed the EIR along with the addendum and agreed the water district's findings were correct that there was no new significant information or that those changes did not result in new significant impacts, triggering the need for a new or supplemental EIR prior to the water district's approval of the project.

McDonald addressed the question as to why the injection well was relocated from the original site. He said it was due to LDS refusing to sell the property. Bobroff added that the change in moving the well farther down Meadow View Lane and closer to Franklin Creek was in response to concerns heard from the Meadow View homeowners.

DELIBERATIONS

Commissioner Allen said they feel bad about the neighbors' concerns about the construction noise; however, it is for a limited time and there is no evidence vibration will be a problem. He agreed real estate sales might be impacted, but it would be for a limited time and from buyers without long-term vision. He noted there are no long-term aesthetic impacts or structures that will remain. Based on the evidence he has, there is no feasible alternative location for this, and due to the importance of the project, it is evident we should move forward with approval. He stated the legal requirements for noticing have been met by the water district and then some and expressed frustration that over the years people often do not know what is going on despite adequate noticing. The law assumes people are paying attention to what is going on with their government, he said.

He expressed support for the project with the following comments: 1) He understands and supports the idea that there needs to be a lot more transparency in the discussion about equity between private well holders and agricultural uses of water and the cost to residential users. We are stuck with some aspects of water law from the 1800s and some are burdened by those with water rights. 2) We are spending a great deal of money to assure the water supply we need, while the state pushes and supports further development. He said this contradiction is frustrating and difficult to rationalize.

Commissioner Benefield described Allen's comments as excellent. She said the comment she has heard at every public meeting is "I wasn't notified." She stressed that people must make an effort to learn what is going on, noting the many articles in *Coastal View News* and notifications. She said she wonders about the magnitude of their issues, although she knows a noisy neighborhood is deadly. She spoke about how she lives near the

marsh and experienced ongoing pumping noise during dredging activities. In this case, project noise will be temporary for a greater use, which is water for the community. There was a lot of effort to put up noise barriers that were tested as well as lighting focused on the site. She noted the neighbors will be offered temporary relocation. She believes land use issues have been addressed and mitigated. She expressed support for the project.

Commissioner La Fevers expressed support, stating it is a large infrastructure project that is necessary and will benefit the community. He said environmental documents address key issues and he can make the findings to support them. He asked for the following: 1) that we add a condition or modify an existing one requiring the joint power authority agreement between the CSD and CVWD that addresses ongoing maintenance be completed and submitted to the City prior to issuing building permits. 2) that we add a condition for the three monitoring wells that do not require a City permit to be permitted and constructed prior to our permit or concurrently with construction of the well on Meadow View Lane. 3) About the long-term impact of the injection wells, he acknowledged it will occur during construction but asked for continuous monitoring (or maybe one time) despite the report saying noise will be imperceptible. He expressed concern about noise coming from pressure or control devices. He said he is good with Condition 24, but Condition 23's language needs to be changed (6th bullet). He is comfortable making the findings to support approval with his additional conditions and the updating of Condition #23.

Community Development Director Nick Bobroff asked for clarification that for the second condition, La Fevers wants approval from the County for the monitoring well cluster outside our jurisdiction prior to allowing construction of the Meadow View Lane injection well or any element of the project. La Fevers answered it could be tied to the timing of the adjacent injection well.

Commissioner Allen asked that the language state that the injection well's approval be tied to the approval of the monitoring wells *without specifying the location* of the monitoring wells. This is in the event they must find another location for those three.

Vice Chair Moyer said the bottom line is nobody is racing to drink "poop water." He described the situation of California running out of water as scary despite two rainy years. He said it is happening all over the state. He said he feels the Meadow Lane group has been accommodated but hopes and asks that they will be accommodated in a better fashion than Motel 6. He expressed support for the project and does not see a better way unless they can talk the LDS church into giving up their property, which seems

like a done deal. He entertained a motion. MOTION Commissioner La Fevers moved that the Planning Commission adopt Resolution PC-25-008 approving the Conditional Use Permit and Coastal Development Permit to construct the advanced water treatment facility at the sanitary waste district facility and purified water and backwash conveyance pipelines within the rights-of-ways as identified in the project and one injection well and aquifer monitoring well cluster to be located at Linden Avenue and one at the Meadow View Lane right-of-way; and the addition of the three conditions discussed, as well as correction of Condition 23. Vice Chair Moyer seconded the motion. Commissioner Allen asked if acceptance of the EIR was included in his motion, and La Fevers said yes. Motion passed 4-0 by the following roll call vote: Benefield voted yes, La Fevers voted yes, Allen voted yes and Moyer voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield suggested using a timer during public hearings, and Community Development Director Nick Bobroff agreed to begin using one. Commissioner Allen said that during breaks the conversations are audible and it would be good to turn off microphones.	MATTERS PRESENTED
DIRECTOR'S REPORT 5) Architectural Review Board Meeting Minutes of April 17, 2025, May 1, 2025, and May 15, 2025 6) City Calendar for the month of September 2025 7) Planning Activity Report as of August 31, 2025 8) Building Permit Report as of August 31, 2025 Community Development Director Nick Bobroff reviewed the distributed materials. He reported that the Chevron decommissioning project approved by City Council has been appealed to the Coastal Commission, with a hearing possibly taking place in October. In addition, the Coastal Commission will be taking action this month on a request for more stringent marijuana odor control standards, monitoring and enforcement.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY, October 6, 2025 – Allen, Benefield and Moyer expect to attend in person, and La Fevers expects to be absent or	ATTENDANCE FOR NEXT MEETING

PLANNING COMMISSION STAFF REPORT

MEETING DATE: November 3, 2025

ITEM FOR CONSIDERATION

Burgess-Birk Residence Remodel & Addition 25-2328-CUP/CDP/ARB

Request for a Conditional Use Permit and Coastal Development Permit to remodel and construct a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence located at 748 Maple Avenue; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

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


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owners: Gordon Burgess & Selena Burgess-Birk

Project Location: 748 Maple Avenue

APN: 003-321-011

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-25-010, thereby approving Project 25-2328-CUP/CDP/ARB to allow a remodel and construction of a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence located at 748 Maple Avenue; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

The proposed project involves a request to remodel and construct a total of 1,836 square-feet of additions to an existing 997 square-foot single-family residence. A 658 square-foot addition to the first floor would reconfigure the existing residence with a new 400 square-foot attached one-car garage and 258 square-feet of additional living space. A new 1,178 square-foot second story would contain three bedrooms and additional living space. The resultant residence would be 2,833 square-feet in size. The maximum roof ridge height of the residence would be 21.83 feet above finished grade. An existing 287 square-foot detached one-car garage would be converted to a storage room. The project would include new landscaping and hardscape, including an expanded curb cut and driveway off of Maple Avenue. A 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree is proposed to be removed to construct the new driveway.

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

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

Project plans are included as Attachment A, Exhibit 2. Story poles were erected on July 16, 2025 and photographs are located in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The subject property is located on the east side of Maple Avenue, between Seventh Street and Eighth Street. The property is currently developed with two dwellings. The front house is a 997 square-foot single-story single-family residence that was constructed in 1930. In 1959, a detached garage was demolished and a new two-story structure was constructed in the rear of the property that contains four one-car garage stalls on the ground floor and an 840 square-foot apartment on the second floor. The front house, which is the subject of this proposal, has sat vacant for approximately 30 years. The property is accessed both from Maple Avenue and via an easement off of Seventh Street.

The project site is located in the Downtown/Old Town District (Community Design Subarea 2), which is the historic, and current center and heart of the City. The main commercial core is situated along Linden and Carpinteria Avenues, and is bookended by residential neighborhoods to the east and west of Linden Avenue. The property is surrounded by single-family residences to the north, east, and south, and an apartment building to the west, across Maple Avenue. The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The property is not subject to any overlay districts.

Architectural Review Board (ARB)

The project received preliminary review by the ARB on July 31, 2025. At that meeting, two members of the public provided comments on the proposal, one in support and one with questions about the proposed construction timeline. Six public comment letters were received from four parties regarding the project, with three parties in support and one party in opposition. At the meeting, two boardmembers expressed concerns about the current vacancy of the subject residence and long-term deferred maintenance of the property. The rest of the ARB was generally supportive of the project design and voted 3-2 (O'Connor and Woolf dissented) to recommend preliminary approval to the Planning Commission with the following comments:

1. Explore narrowing the driveway at the street to retain the Jacaranda street tree;
2. Reduce the depth of the proposed garage to 24-feet and push it back out of the front setback,
3. Revise the north elevation to be more in scale with the rest of the building,
4. Narrow the width of the proposed new driveway,
5. Revise the landscaping plant list to include more flowering perennials, use less-invasive *Lomandra* grass, and consider a *Kurapia* ground cover instead of turf for the rear lawn area.

Following the ARB meeting, the plans were updated with the following changes to address the ARB comments:

- The proposed garage was pushed back out of the front setback and the depth reduced from 36-feet to 31-feet,
- The reduced size of the garage brought the north elevation into scale with the rest of the building,
- The proposed driveway width was reduced from 16-feet to 14-feet, but still includes the removal of the Jacaranda street tree, and
- The landscaping plants were updated to reflect more flowering perennials and *Lomandra* grasses.

A copy of the Meeting Minutes from the July 31, 2025 ARB Meeting can be found in Attachment C.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15301(Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include but are not limited to repair, maintenance, and minor alterations of existing structures involving negligible or no expansion of use beyond those existing at the time of the lead agency's determination. Class 1 Exemptions allow for interior and exterior alterations, restoration/rehabilitation of damaged or deteriorated structures, and additions that increase the floor area by up to 10,000 square feet provided adequate public services are available and the project is consistent with the General Plan buildout. Class 2

Exemptions allow for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. Class 32 Exemptions consists of projects that are categorized as “in-fill” development provided the project is consistent with the City’s General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project involves a remodel and additions with structural alterations to an existing single-family residence. The additions would include a new second-story and adequate water, sewer, and utility service capability has been verified. The project is consistent with the City’s General Plan/Coastal Land Use Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

The proposed CEQA Notice of Exemption is included as Attachment 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, and with the objectives and policies of the City’s General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code (CMC), Title 14, Zoning.

The project site is located in the Planned Residential Development (PRD-20) zone district (CMC §14.14). Single-family residences are a permitted use in this district subject to the approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the conformance of the proposed 1,836 square-feet of additions with the applicable PRD zoning district requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Maple Ave)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	49.92 feet from centerline of street; 9.92 feet from property line*
Side (North)	5 feet minimum	5 feet
Side (South)	5 feet minimum	1.42 feet*

Standard	Requirement/Allowance	Proposal
Rear	15 feet minimum	54 feet
Height	30 feet max.	Front unit: 21.83 feet max. Garage/apartment: 21.5 feet max.
Building Coverage	50% max. for dwellings (2,939 square feet)	44% (2,585 square feet)
Common Open Space	20% min. (1,176 square feet)	42% (2,455 square feet)
Density	20 units/acre (2 units)	2 units
Parking	2 covered/unit (4 spaces)	2 garage stalls/unit (4 spaces)

**See the Legal Nonconforming Structures and Conditional Use Permit discussions below.*

Legal Nonconforming Structures, CMC Chapter 14.82

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

The existing residence that is proposed to be altered has an existing front yard setback of 9.92-feet and a side yard setback of 1.42-feet on the south side of the property. The current PRD zone district development standards require a minimum front yard setback of 20-feet and a minimum side yard setback of 5-feet from the respective property lines. The proposed 1,836 square-feet of additions would be located outside of the required setbacks. The proposal includes structural alterations (foundation repairs/seismic upgrades, new doors and windows, and a new covered front porch) that would be located within the footprint of the existing residence that encroaches into the now-required setbacks. The new front porch would be located 9.92-feet from the front property line, the same distance as the existing front porch, but would be narrower and cover less area than the existing porch. As such, the proposed project complies with CMC §14.82.060 since the portions of the project that lie within the setbacks will be replaced or structurally altered, but not expanded or enlarged. All the new addition areas would comply with current setback requirements.

Conditional Use Permit (CUP)

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

would prolong the life of the structure subject to the approval of a CUP. The relevant section from Chapter 14.82 is provided below:

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

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

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

Based on the particulars of the proposed project, staff believes the project could be permitted with a CUP¹. The proposed new front porch, doors, and windows would be located in the same general areas as the existing elements, with minor structural alterations for installation. The new garage door would add a new functional element to the front of the residence. The structure would encroach no closer to the front property line than the existing condition, and all new square footage would meet current setback requirements. Overall, the project would upgrade the living conditions for the occupants and preserve an existing residential unit, and enhance the character of the neighborhood.

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

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

The subject residence has sat vacant for many years and is legal-nonconforming in terms of front and side property line setbacks. The proposed project involves the construction of a

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

new second-story, additions to the first floor, and a comprehensive remodel to the remainder of the residence which requires structural alterations to the portions of the residence within the required setbacks. The proposed improvements would return the residence to a livable condition. The expanded residence would be similar in height to other two-story residences in the immediate vicinity, so it would not present as an anomaly; thus, the Commission could find that the project would not have an adverse impact on the surrounding neighborhood.

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

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

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

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

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

General Plan/Coastal Land Use Plan

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

Land Use Element

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

The proposed project is located within an urbanized part of the City on a lot that is currently developed with two residences. The proposal involves the construction of a new second-story, additions to the first floor, and a comprehensive remodel to the front residence. The proposed improvements would return the residence to a livable condition. The expanded residence would be similar in height to other two-story residences in the immediate vicinity. As such, the existing residential character of the property would be retained and the "small beach town" character of the City's downtown and beach neighborhoods would be enhanced with a rehabilitated residence. Therefore, the project can be found to be consistent with the above objective.

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

The proposed remodel and additions to the existing residence that has sat vacant for nearly 30 years would revitalize the structure and enhance the neighborhood with a functional residence. The proposed project was reviewed by the ARB for consistency with applicable design policies and was found to be consistent. Therefore, the proposed project can be found consistent with the above Policy.

Citywide Community Design Objectives & Policies

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

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

The proposed additions and renovations have been designed to match the existing California cottage vernacular architecture of the existing residence and apartment/garage on site, so the established character of the property will be maintained. The proposed new exterior finishes would refresh the appearance of the residence. The proposed second story addition would increase the mass of the residence, but would be comparable in height to other residential structures in the vicinity. As such, the project does not appear to be excessive development on the property or for the surrounding neighborhood.

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

The proposal would be in-line with existing development and would not significantly alter public views of the mountains. Public views of the Pacific Ocean are not available from the project 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.*

The proposal would enhance the street views of the property with the open gable on the new front porch facing the street to welcome visitors, and the new landscaping with flowering shrubs and grasses in the front yard. The new sidewalk would provide safe pedestrian access to traverse the property. Although the new garage door faces the street, it does not dominate the street elevation. The second story is “wedding-caked” over the ground level, and the roof has a low pitch to minimize the residence’s height. The proposed details, including the outlookers and eyebrow roofs, add charm to the California cottage design. Overall, staff believes the project meets the intentions of the above objective and policies, and feels that the proposal would be compatible with the existing neighborhood character. The ARB also supported the proposed project, with comments for minor refinements to the design, which have been incorporated into the current proposal before the Commission.

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

The proposal includes a new sidewalk, new street tree, and new landscaping in the front yard to improve and enhance the street frontage. The renovations to the first floor of the existing residence would occur in-line with the existing non-conforming footprint, which is set back approximately 15.5-feet from the front property line and 35.5-feet from the street curb. The homes on either side of the project site are a few feet closer to the street, so the proposal is consistent with the existing development pattern. A walkway would be constructed from the sidewalk to the front entry, which would be located under the new front porch. The proposed exterior materials and colors suit the cottage architecture and would improve the street frontage views of the property. As such, the proposal would be compatible the above objective and policy.

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.*

The proposed exterior light fixture is shown on Sheet G1.0 of the plans in Attachment A, Exhibit 2, and appears to be generally consistent with the above Objective and Policy. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

Subarea 2 Design Objectives & Policies

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

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

CDS2 Implementation Policy 20: *Driveways should be as narrow as practical to make pedestrian use of the sidewalks safer and more pleasant. Parking of vehicles across the sidewalk should be prohibited and enforced.*

CDS2 Implementation Policy 23: *Streets without sidewalks but with existing mature, healthy street trees – e.g. Maple Street – the trees should be retained. In such cases the sidewalk should be built between the trees and the pavement, narrowing the pavement and maintaining the trees.*

The proposed project can be found consistent with the historical California cottage vernacular character of the site and other homes in the surrounding area. The project would not impact mountain views, and ocean views are not available from the site. The proposed colors and materials would enhance the "California cottage" aesthetic of the residence. The new front porch and landscaping will add additional charm to the frontage. However, the proposed 14-foot-wide driveway could be further reduced in width and reconfigured to retain the existing apron and mature Jacaranda street tree, and also reduce the amount of concrete paving at the front of the residence. Overall, staff believes the proposed project can be viewed as improving the living conditions for the owners and enhances the desired "small beach town" identity of the surrounding neighborhood.

Open Space, Recreation & Conservation Element

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

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

Due to the age of the existing structures on site, a Phase 1 Historical Resources Technical Report was prepared for the property by Post/Hazeltine Associates on March 10, 2025. The report determined that the property was neither architecturally significant nor a potential historic or cultural resource. A copy of the report is available for review in the Community Development Department. As such, the project will not impact cultural resources.

Safety Element

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

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

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

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

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

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

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

Noise Element

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

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

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

VI. DEVELOPMENT IMPACT FEES

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

VII. ACTION OPTIONS

1. Adopt Resolution PC-25-010, thereby approving Project 25-2328-CUP/CDP/ARB to allow a remodel and construction of a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence located at 748 Maple Avenue; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the findings in Attachment A, Exhibit 1 and recommended project Conditions of Approval in Attachment A, Exhibit 3. (Staff's recommendation)
2. Direct the applicant to prepare project revisions and return to a future Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

- Attachment A- Resolution PC-25-010
Exhibit 1 – Findings for Approval
Exhibit 2 – Reduced Plan Set
Exhibit 3 – Recommended Conditions of Approval
- Attachment B- Story Pole Photographs
- Attachment C- Minutes from the July 31, 2025 ARB Meeting
- Attachment D- CEQA Notice of Exemption

Attachment A
Resolution PC-25-010

Burgess-Birk Residence Remodel & Addition
25-2328-CUP/CDP/ARB

November 3, 2025

RESOLUTION NO. PC-25-010

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT 25-2328-CUP/CDP/ARB TO ALLOW A REMODEL AND ADDITIONS
TO AN EXISTING LEGAL-NONCONFORMING SINGLE-FAMILY
RESIDENCE LOCATED AT
748 MAPLE AVENUE (APN 003-321-011).**

REQUESTED BY DYLAN CHAPPELL

WHEREAS, the City of Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Gordon Burgess and Selena Burgess-Birk on January 28, 2025, to allow a remodel and construction of a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 11, 2025; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their July 31, 2025 meeting, wherein the project was recommended for preliminary approval; and

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

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

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

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

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and
3. The Conditional Use Permit and Coastal Development Permit for the project shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED, AND ADOPTED this 3rd day of November 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 3rd day of November 2025.

Attachment A
Exhibit 1:
Findings for Approval

Burgess-Birk Residence Remodel & Addition
25-2328-CUP/CDP/ARB

November 3, 2025

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

**PLANNING COMMISSION HEARING
PROJECT 25-2328-CUP/CDP/ARB
NOVEMBER 3, 2025**

**BURGESS-BIRK RESIDENCE REMODEL & ADDITION
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 Conditional Use Permit and Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on January 28, 2025, 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 materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's 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 property.

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

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301 (Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include but are not limited to repair, maintenance, and minor alterations of existing structures involving negligible or no expansion of use beyond those existing at the time of the lead agency's determination. Class 1 Exemptions allow for interior and exterior alterations, restoration/rehabilitation of damaged or deteriorated structures, and additions that increase the floor area by up to 10,000 square feet provided adequate public services are available and the project is consistent with the General Plan buildout. Class 2 Exemptions allow for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. Class 32 Exemptions consist of projects that are categorized as "in-fill development" provided the project is consistent with the City's General/Coastal Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The proposed project involves a remodel and additions with structural alterations to an existing single-family residence. The additions would include a new second-story and adequate water, sewer, and utility service capability have been verified. The project is consistent with the City's General Plan/Coastal Land Use Plan and Zoning Code; is located within city limits on a project site of no more than five acres substantially surrounded by urban uses; and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

1.3 Conditional Use Permit Findings

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

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

As discussed in the Planning Commission staff report dated November 3, 2025 and hereby incorporated into these Findings by reference, the project includes additions and a remodel with structural alterations to an existing legal-nonconforming single-family residence. The residence is legal-nonconforming as to the front and side setbacks. Some of the proposed work includes structural alterations to portions of the residence located within the required setbacks, and therefore requires that a Conditional Use Permit be approved to allow the remodel portion of the project.

The existing site layout with a front house and back house is typical of the types of residential developments originally built in the City's beach and downtown neighborhoods. It is common for these structures to encroach into required current setbacks and not comply with all current development standards. The existing legal-nonconforming condition (i.e., a single-family residence with setback encroachments) would be maintained, and all new construction would comply with the current setback requirements. With the exception of the existing legal nonconforming setback conditions, the existing residence and proposed additions would meet all other applicable current development standards. Allowing the remodel to occur while maintaining the legal-nonconforming site conditions is consistent with the types of projects permissible in the PRD zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

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

The project site is located along Maple Avenue between Seventh Street and Eighth Street, and is adequately served by the existing street network in the area. The subject property has existing legal vehicular access via a driveway from Maple Avenue (which would be modified as part of the project), and a second driveway (via existing easement) from Seventh Street, which would not be modified by the project. The proposed project at 748 Maple Avenue will not generate any new traffic or parking demands as no new dwelling units are proposed. The project would therefore be adequately served by existing streets and highways.

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

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

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

The proposed project consists of additions and a comprehensive remodel with structural alterations to an existing single-family residence. The project would not increase the habitable capacity of the residence. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the residence while allowing the existing legal-nonconforming conditions to continue. With the approval of the Conditional Use Permit and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however the remodeled residence would be brought up to current building and safety requirements, and livability of the structure improved (as the residence has sat vacant for the last 30+ years). The project therefore would not negatively impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

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

The project involves additions and a remodel with structural alterations to an existing single-family residence. The residence is legal-nonconforming as to setbacks, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations proposed as part of the project. As discussed in the Planning Commission staff report dated November 3, 2025 and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design, Open Space, Recreation, & Conservation, Safety, and Noise Element Objectives and Policies in that the project involves additions and upgrades to an existing residence, while remaining consistent with the general character and scale of development in the surrounding neighborhood. As the existing residential use would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale.

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

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

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

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

1.4 Nonconforming Structure Findings

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

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

As discussed in the Planning Commission staff report dated November 3, 2025 and hereby incorporated into these Findings by reference, the subject existing residence is legal-nonconforming in terms of setbacks. The proposed project involves the construction of a new second-story, additions to the first floor, and a comprehensive remodel to the remainder of the residence which requires structural alterations to the portions of the residence within the required setbacks. All additions to the residence's living area would be located outside of the required setbacks. The expanded residence would be similar in height to other two-story residences in the immediate vicinity, so it would not present as an anomaly. The proposal would, however, improve the livability of the existing residence by updating the interior finishes, improving energy efficiency, and addressing deferred maintenance. In light of these factors, it is not anticipated that the proposed remodel to preserve and extend the life of the existing residence would pose an adverse effect on the surrounding neighborhood.

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

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

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

The Planning Commission finds that the continued existence of a nonconforming residence outweighs the purpose behind uniform application of the City's zoning regulations. Section 14.82.061 of the CMC authorizes structural alterations to a nonconforming structure if the improvement(s) will address the shortage of adequate housing in the City. Approval of the Conditional Use Permit would allow the existing residential unit to be expanded and modernized, and returned to a habitable condition for long-term housing. The Commission finds that the policy of promoting adequate housing is advanced when improvements result in

safer, modernized, and improved living conditions for the residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

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

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

The project involves the construction of a new second-story, additions to the first floor, and a comprehensive remodel to the remainder of an existing single-family residence. The existing residence is legal-nonconforming as to setbacks, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations included in the proposed remodel. As discussed in the Planning Commission staff report dated November 3, 2025 and hereby incorporated by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design Element, Open Space, Recreation, & Conservation, Safety, and Noise Elements Objectives and Policies in that the project involves additions and upgrades to an existing residence. As the existing residential use would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The project would not result in any changes to the type, intensity, or character of the existing residential use of the property. Therefore, the project is consistent with the City's certified Local Coastal Program as shown.

**Attachment A
Exhibit 2:
Reduced Plan Set**

**Burgess-Birk Residence Remodel & Addition
25-2328-CUP/CDP/ARB**

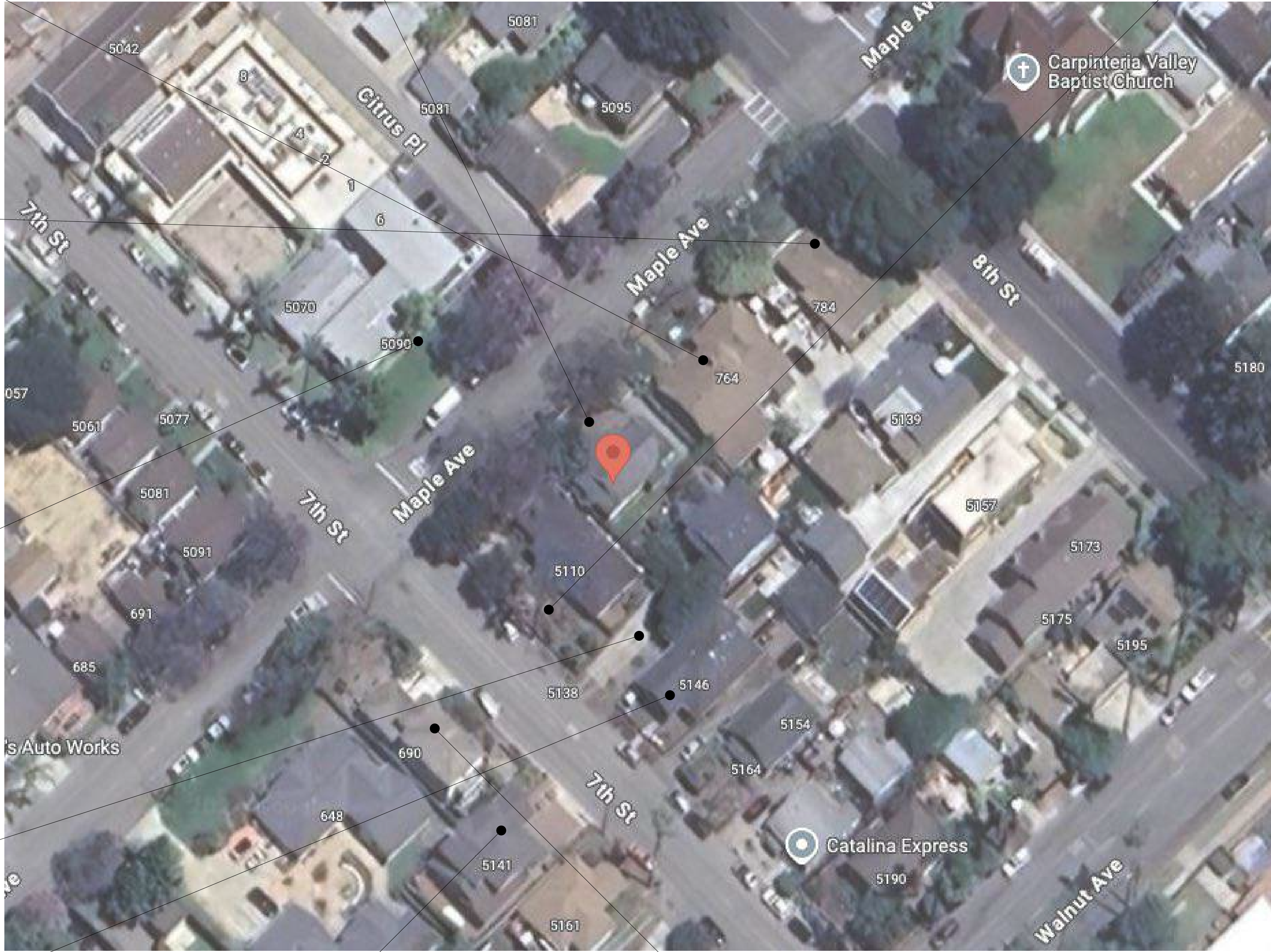
November 3, 2025

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION		
NO	DESCRIPTION	DATE



KEY NOTES

1009 LOCKLAYER ST.
SAN DIMAS, CA 91773
626-780-0845

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
4465 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.205.4760

- The Contractor shall be responsible for monitoring 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 notes and a redline map of remedial 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 blow, spill, or track over and upon said public or adjacent

- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceway.

- 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 swales 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 denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. This will include use of straw mulch, tackifier, 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 site improvements are accepted by the County.

entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.

A gravel construction entrance shall be installed 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.

A filter system shall be used on catch basins (drop inlets) in public and private streets, or parking lots downstream of this project. See detail ON SITE PLAN.

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 site is filtered prior to crossing 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 18 months after installation unless it can be determined significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns 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 should 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.

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 land contours disturbed, the site 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.

Slopes greater than 4V:1H should be protected using straw and tackifier. 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 staked 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.

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 wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

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 stucco, 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 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 concrete washout area shall consist of a plastic-lined dumpster, 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.

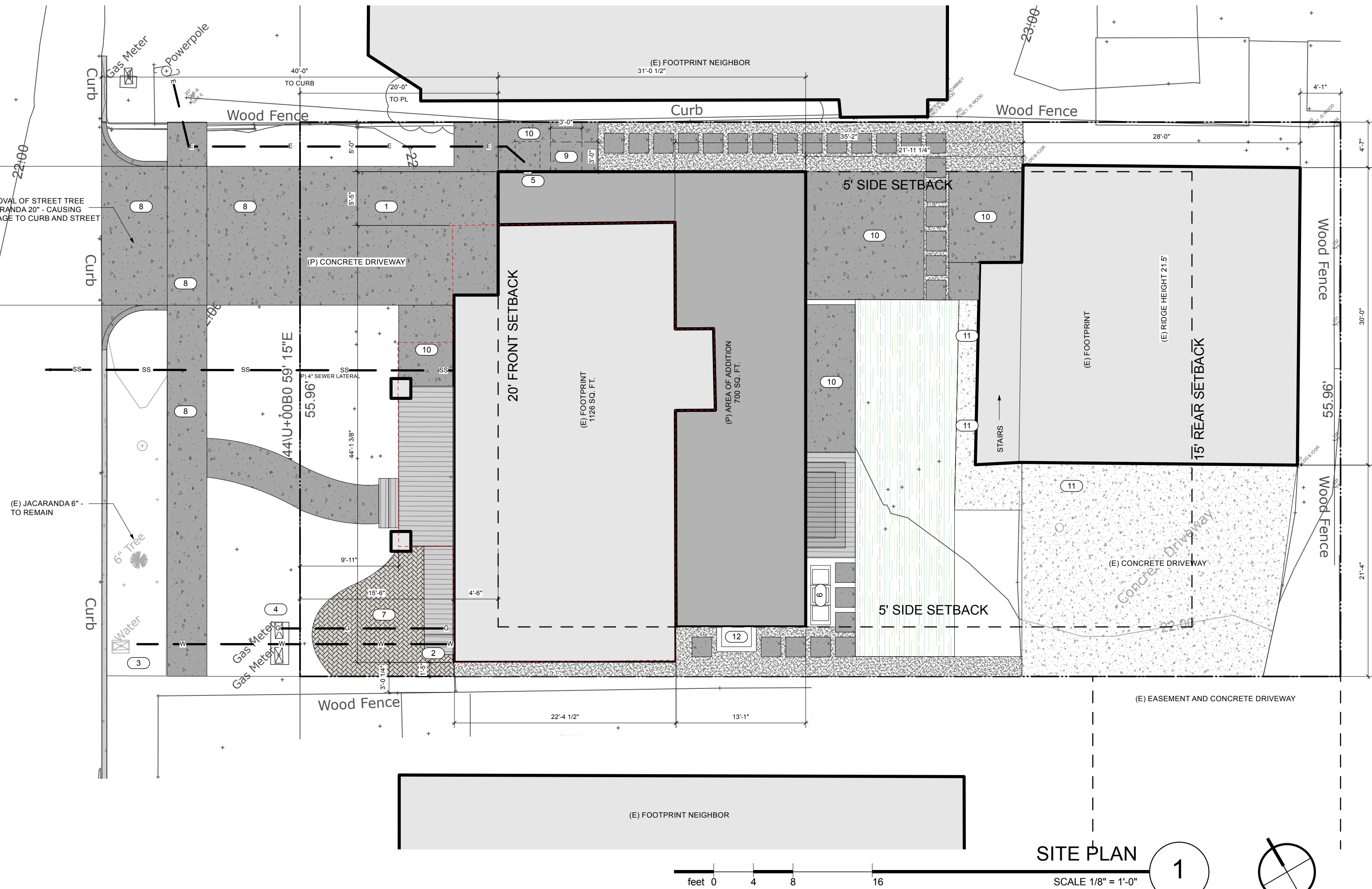
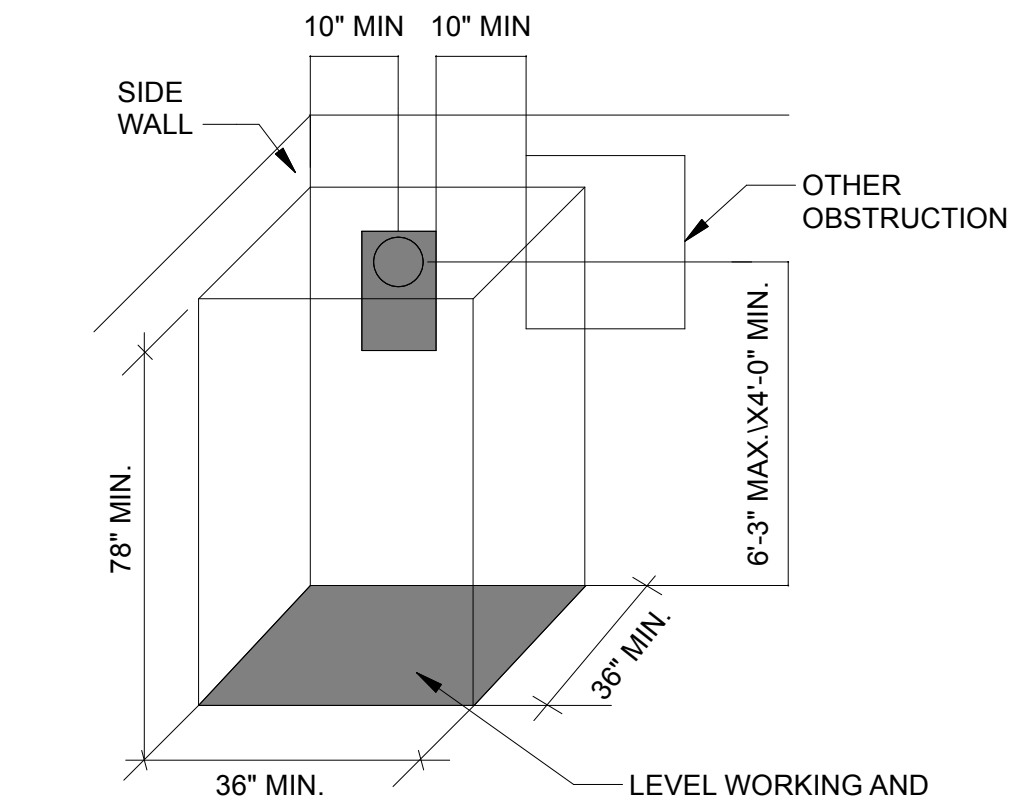
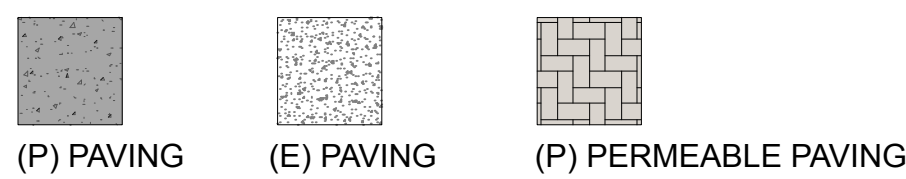
Shoring, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

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.



	PROPERTY LINE
	SETBACK
	4" STORM DRAIN
	STORM DRAIN CATCH BASIN
	GAS LINE
	ELEC. LINE
	SEWER LINE
	WATER LINE
	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



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**COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION**

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

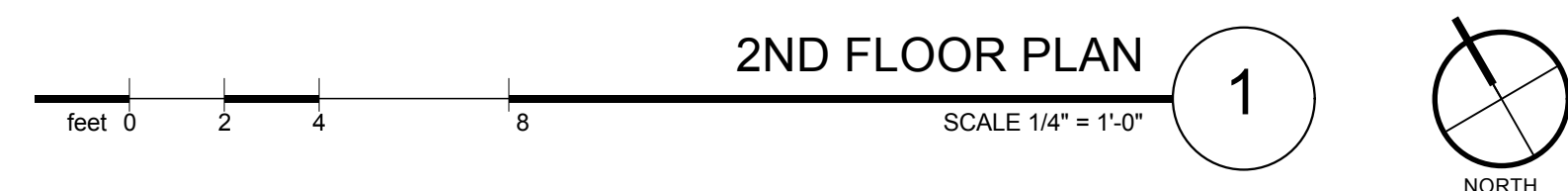
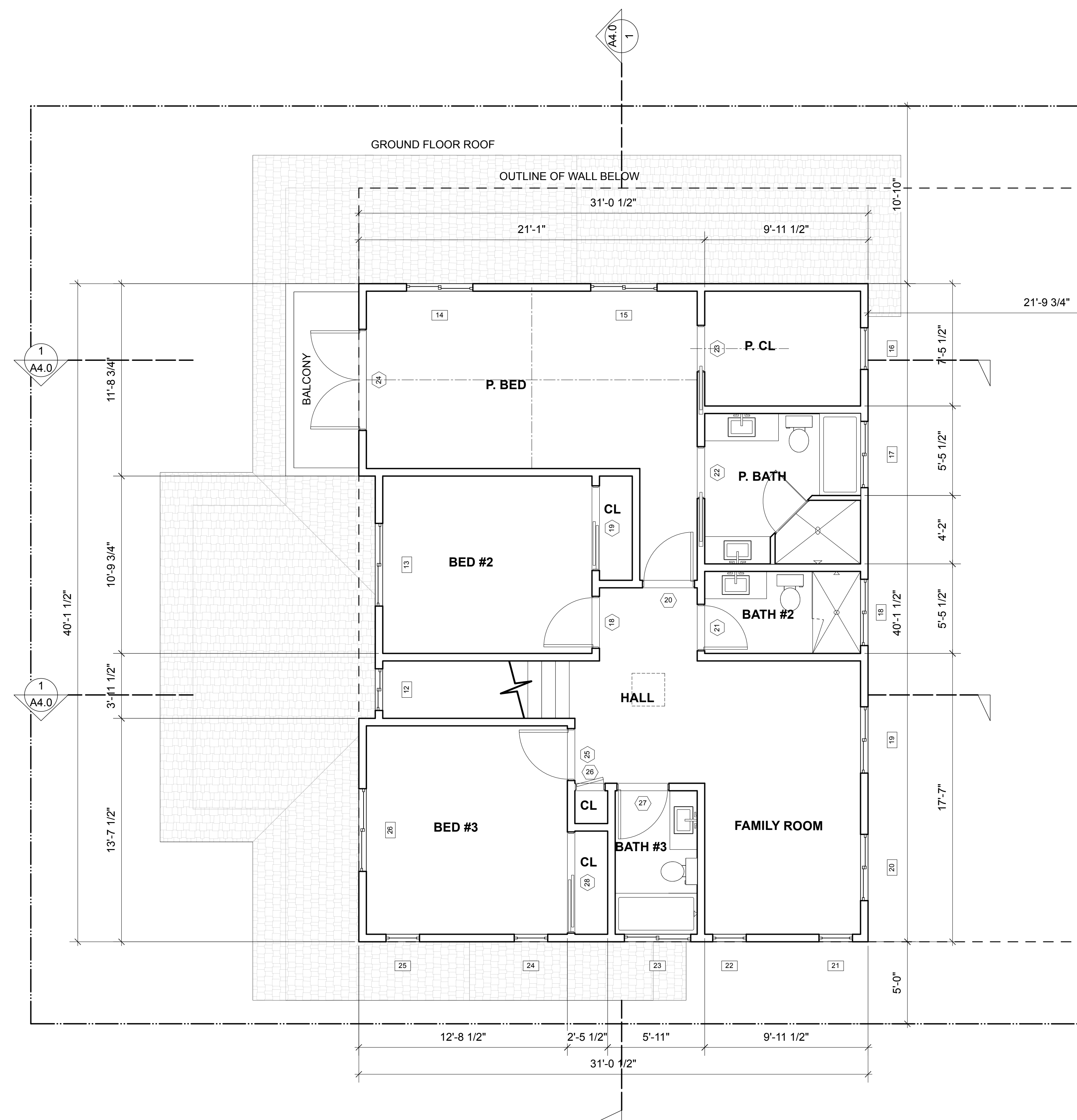
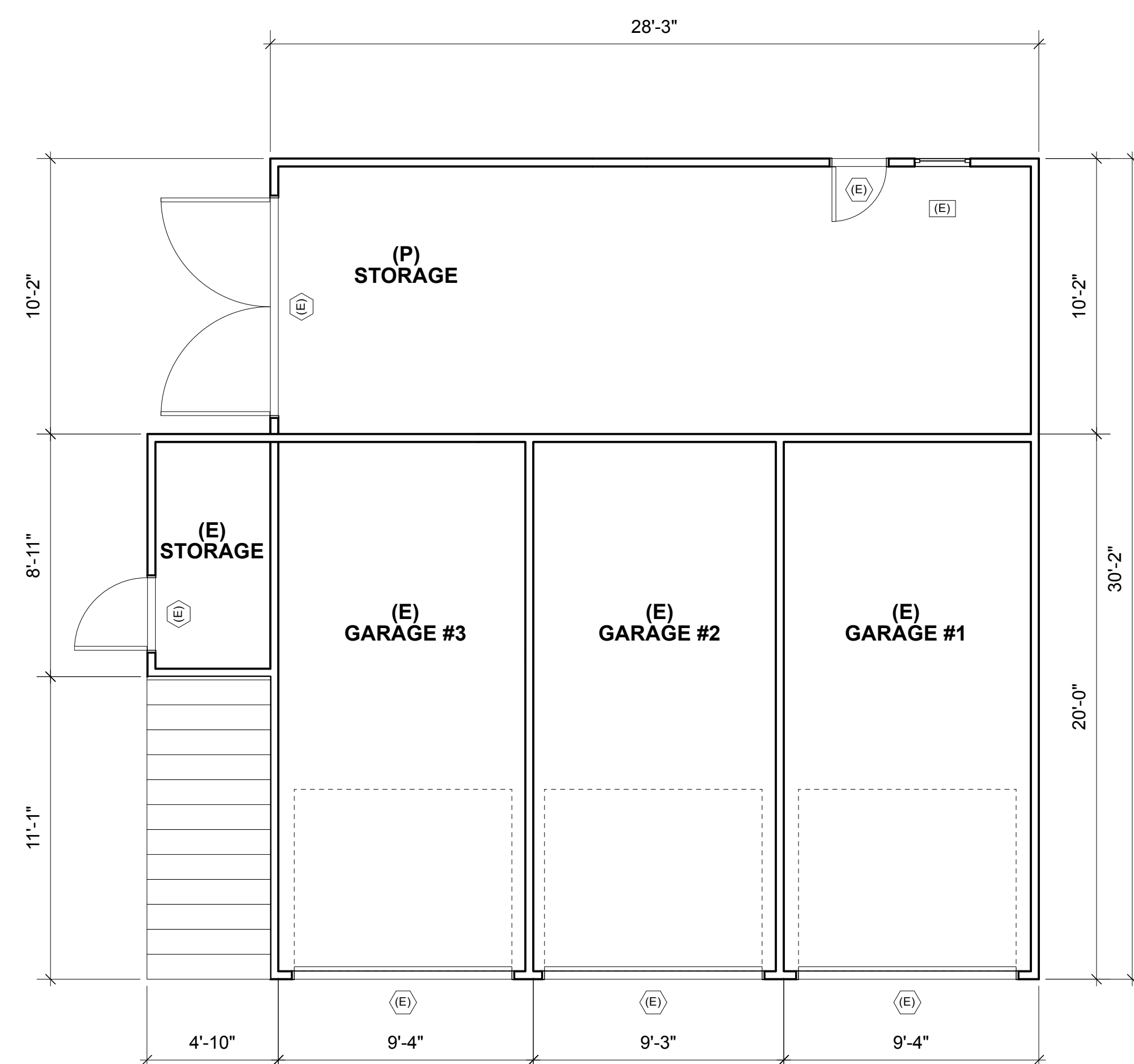
**748 MAPLE AVE.
CARPINTERIA, CA 93013**

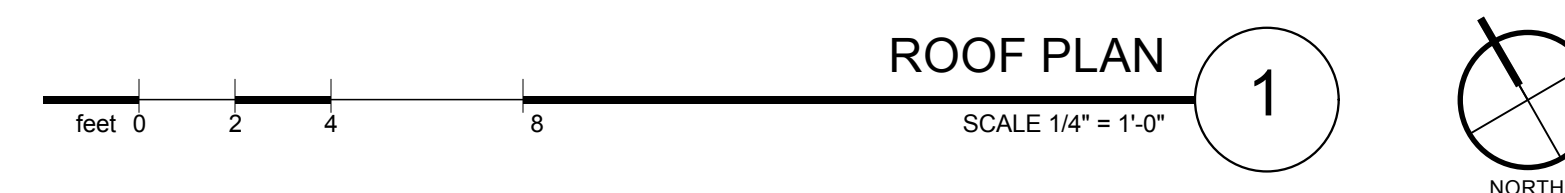
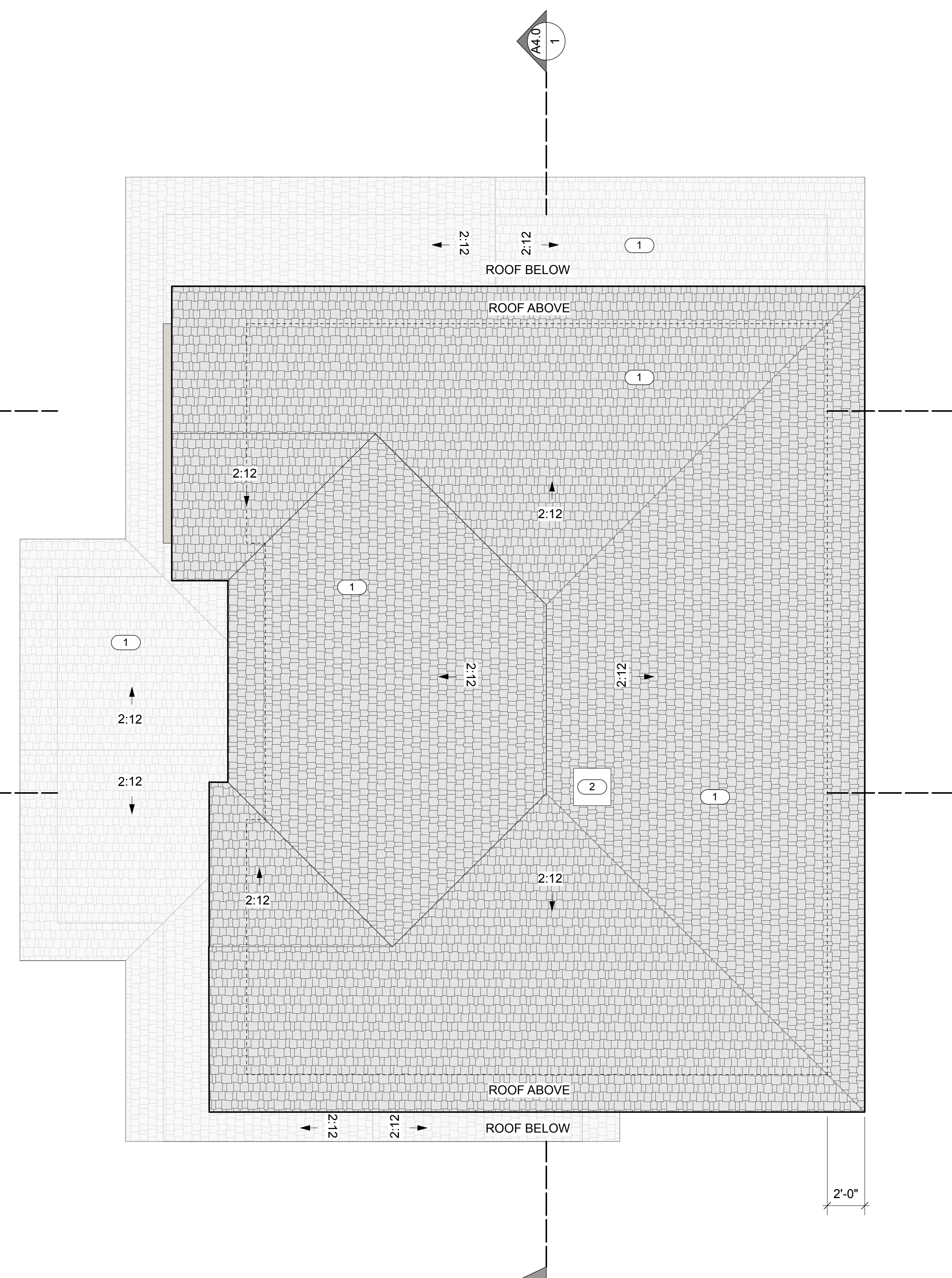
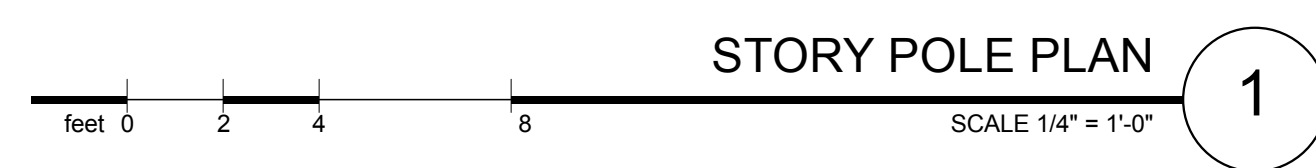
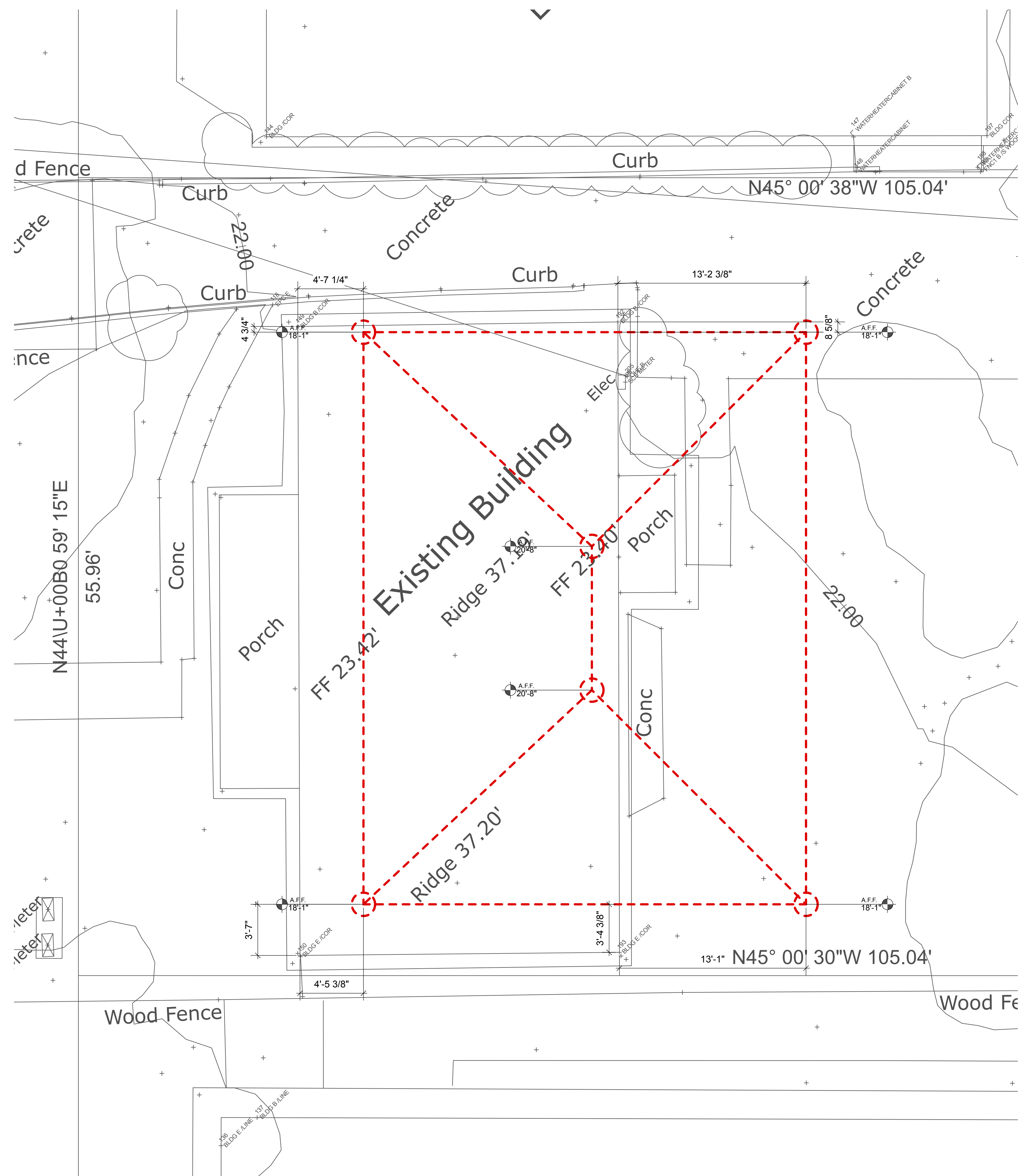
PLANNING COMMISSION SUBMITTAL 10-01-2025

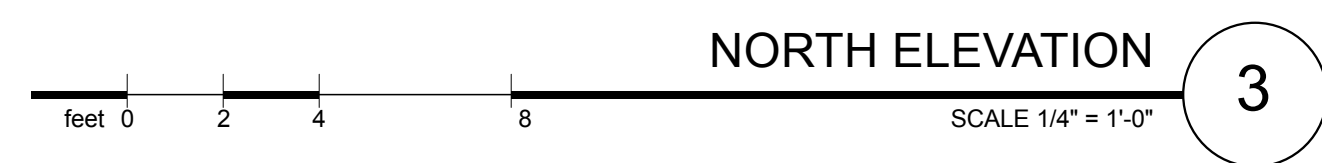
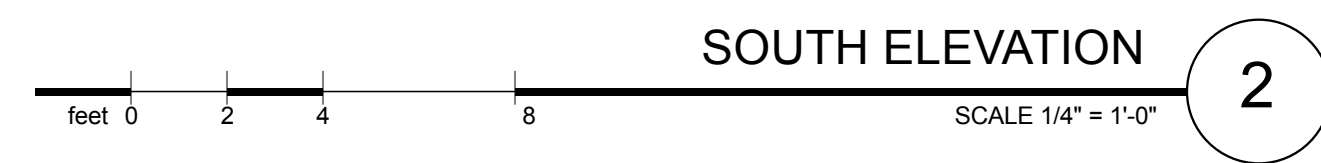
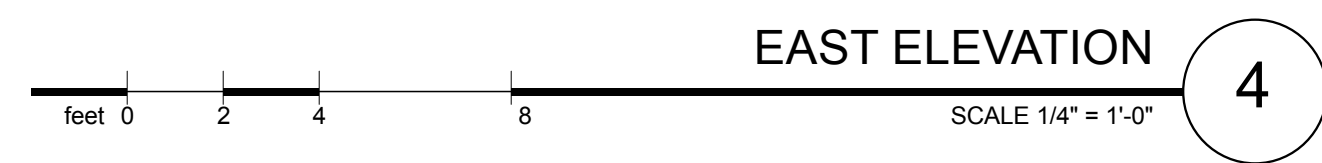
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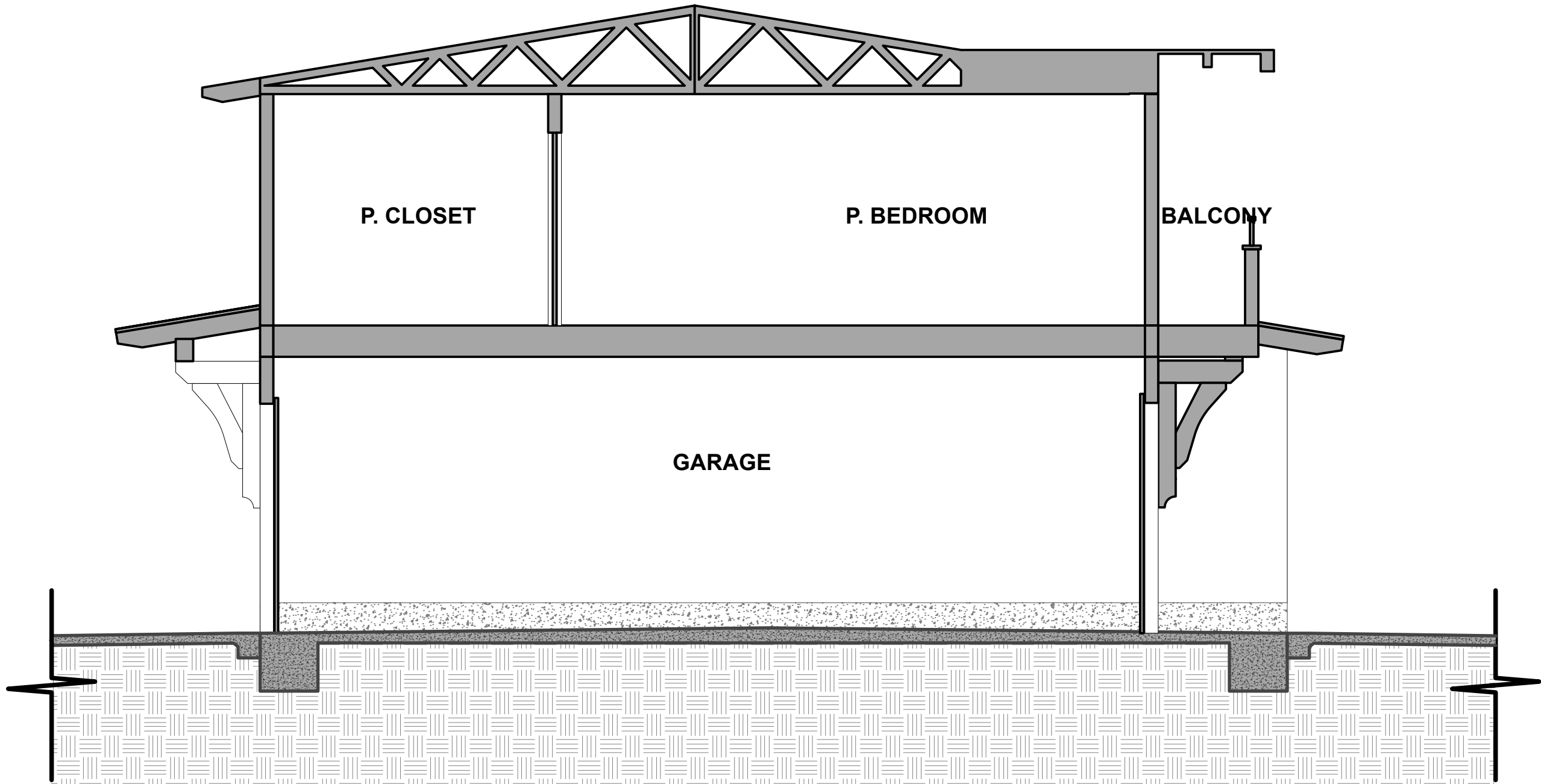
SITE PLAN

A1.0





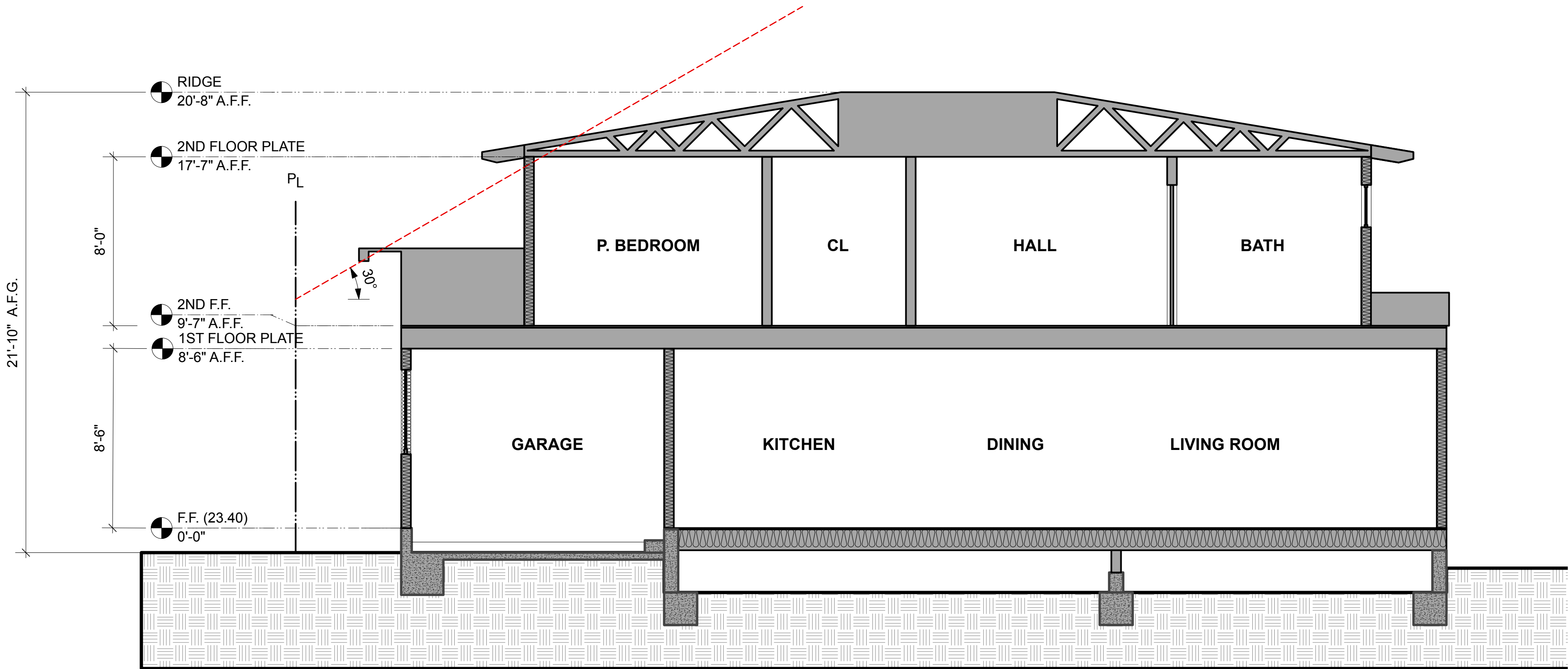




Garage Section 2

feet 0 2 4 8

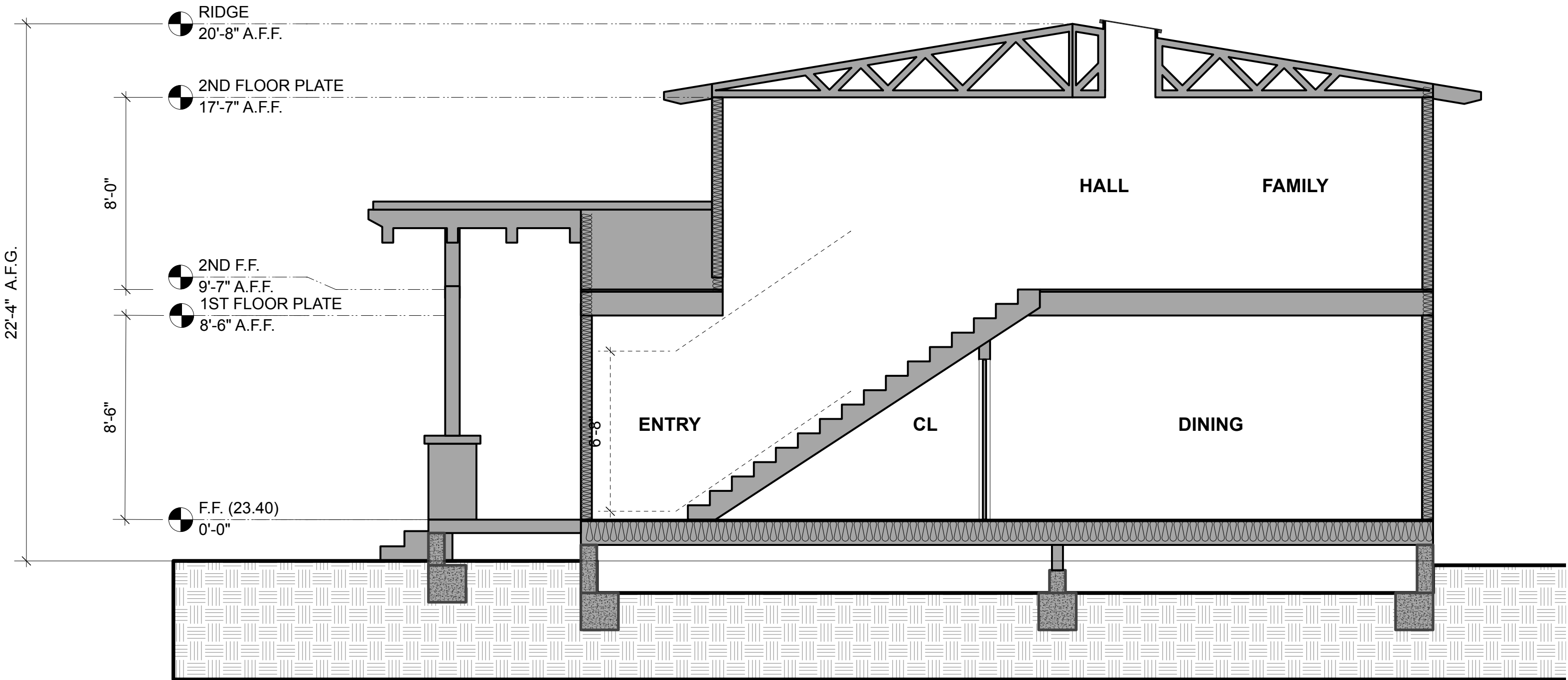
SCALE 1/4" = 1'-0"



Great Room Section 3

feet 0 2 4 8

SCALE 1/4" = 1'-0"



Stair Section 1

feet 0 2 4 8

SCALE 1/4" = 1'-0"

REVISION		
NO	DESCRIPTION	DATE

Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width shall not be less than 42 inches (1067 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches (787 mm). The clear width of a spiral stairway shall not be less than 36 inches (914 mm). Landings are provided on both sides.

Clear width of spiral stairways shall be in accordance with Section R311.7.0.1.

R311.7.2 Headroom

The headroom in stairways shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the sloped line adjoining the tread nosing and the handrail, whichever is greater. Exceptions: Where the nosings of treads at the side of a tight under tread edge of a floor opening through which the stair passes, the floor opening shall be not less than 42 inches (1067 mm) in clear width and the headroom shall not be less than 43 1/2 inches (1116 mm).

Clear width of spiral stairways shall be in accordance with Section R311.7.0.1.

R311.7.3 Vertical Rise

The vertical rise of a stair shall not be a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

R311.7.4 Walking

The walking across wider treads shall be concentric to the curved direction of travel through the turn and landing 12 inches (305 mm) from the side where the tread changes direction. The walking across the treads shall be concentric to the widest point of the clear stair width at the walking surface of the wider. If the tread is not adjacent to the flight, the point of the widest clear stair width shall be adjacent to the landing.

R311.7.5 Stair treads and risers

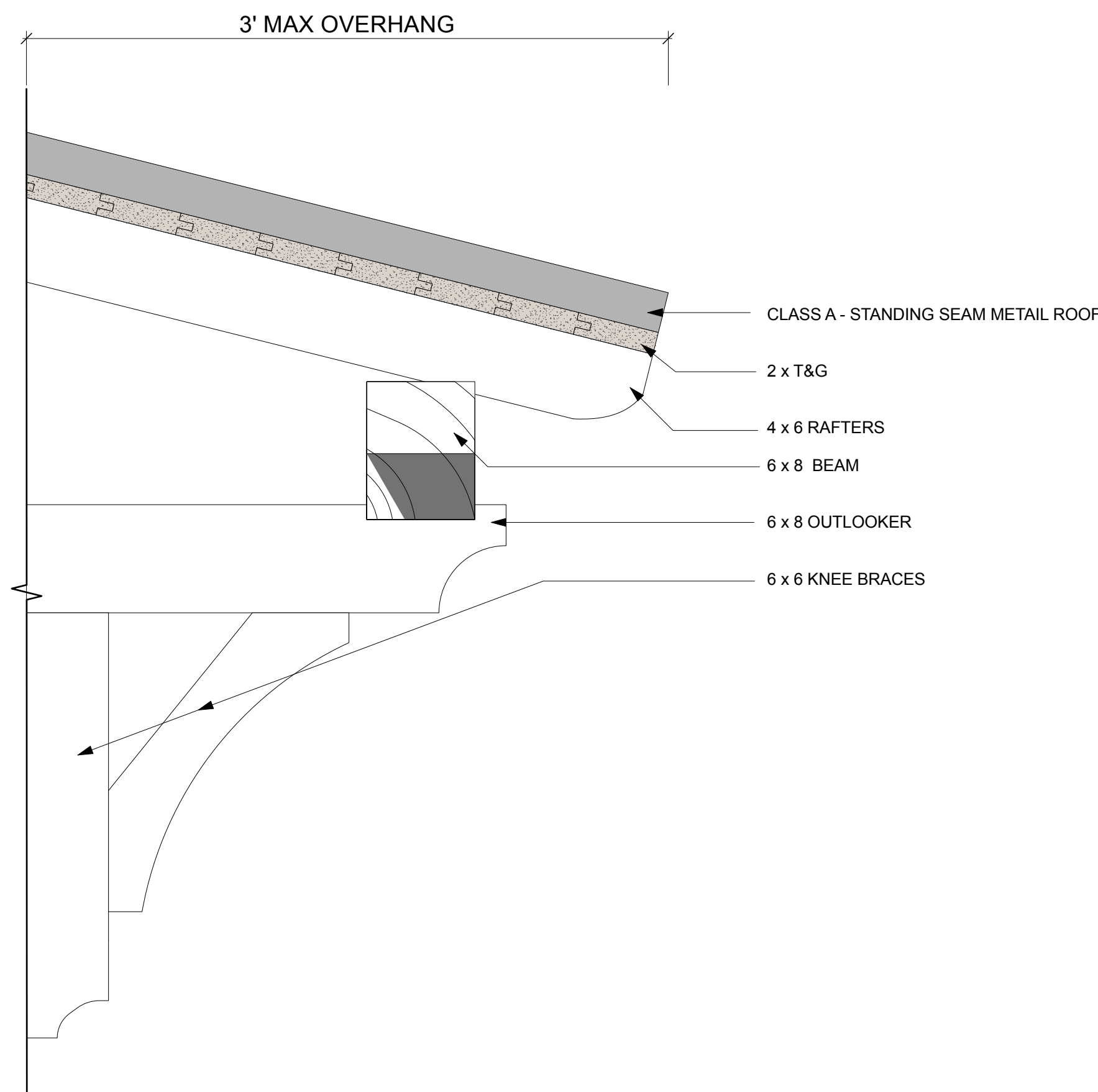
Stair treads and risers shall be in accordance with the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

The rise height shall not be more than 7 3/4 inches (194 mm). The riser shall be the greatest rise height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Riser shall be vertical or sloped from the underside of the tread. The maximum slope of the riser shall not be greater than 0.5:1 ratio to the vertical. Open risers are permitted provided that the openings landing more than 12 inches (305 mm) vertically to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

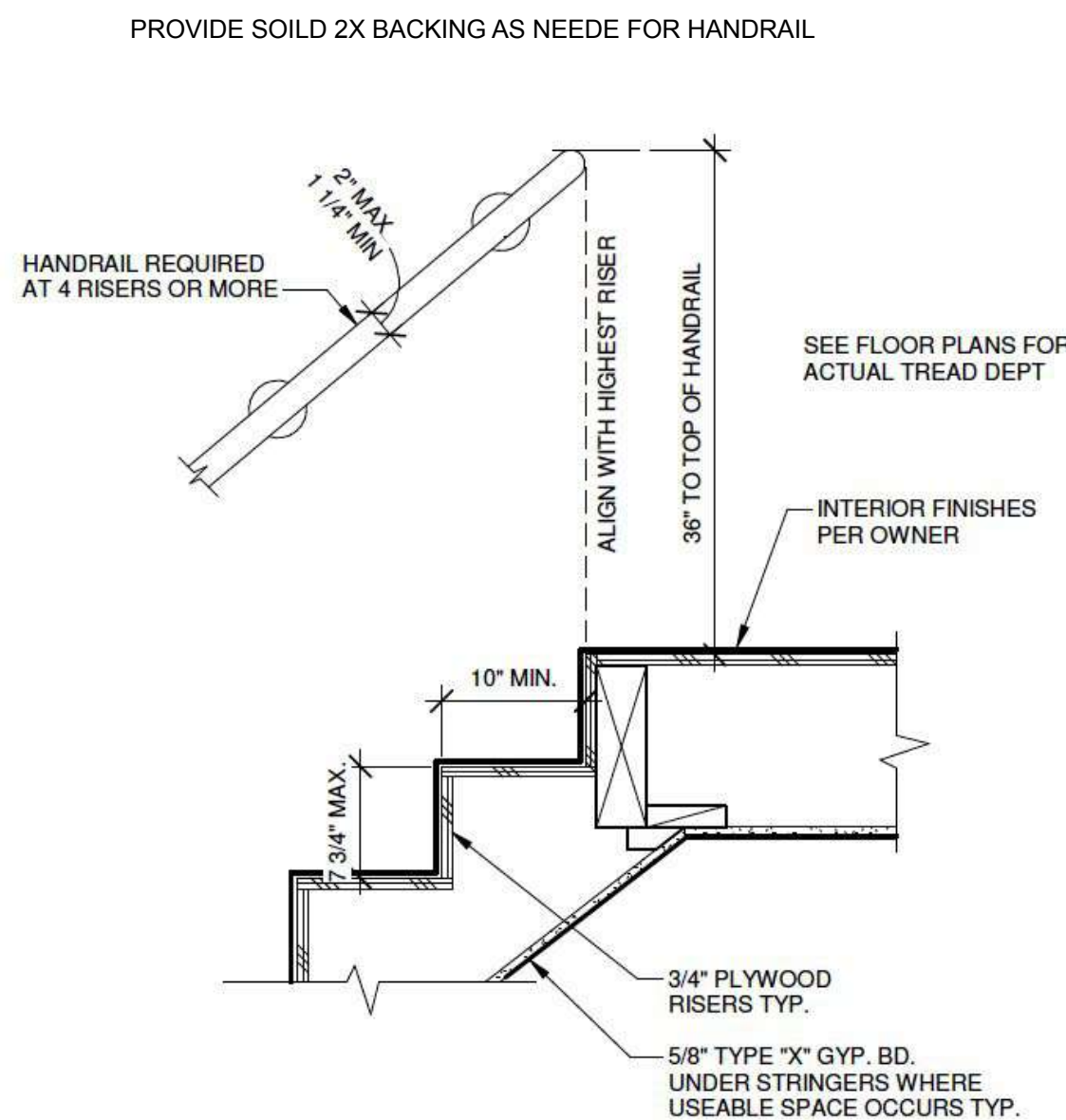
Exceptions:

The opening between adjacent treads is not limited on spiral stairways.

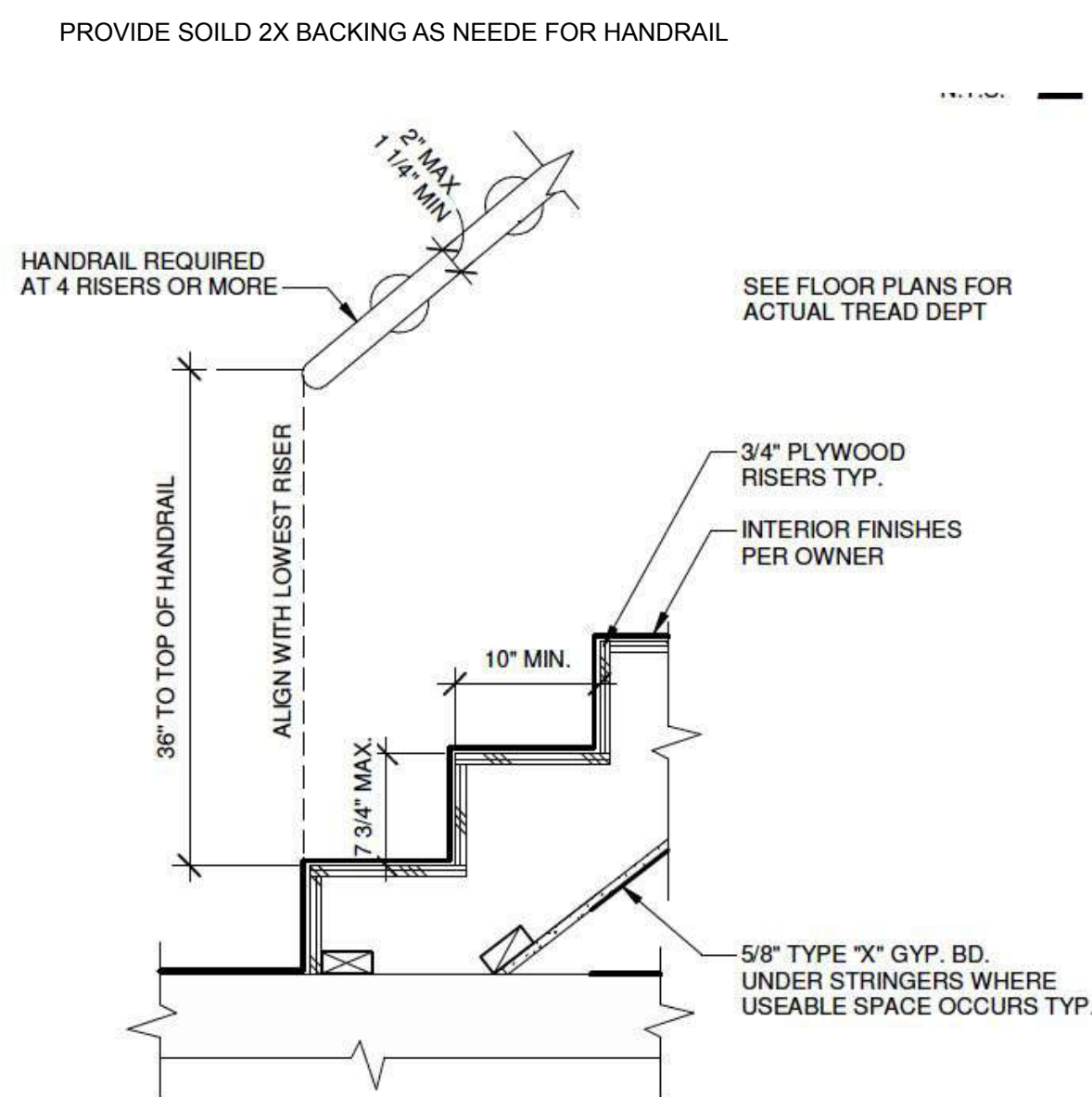
The rise height of spiral stairways shall be in accordance with Section R311.7.0.1.



2 EYEBROW ROOF, TYP.



6 TYP. STAIR LANDING @ TOP



5 TYP. STAIR LANDING @ BOTTOM

WINDOW SCHEDULE												
Nominal Size			Window Style		T-24 INFO		Window Data					
Mark		O.A. Width	O.A. Height	Configuration		U VALUE	SHGC	Mfr	EGRESS			Comments
1		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD				
2		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD				
3		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD				
4		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD				
5		5'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD				
6		4'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD				
7		4'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD				
8		4'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD				
9		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD				
10		2'6"	4'0"	Single Hung	N/A	.34	.34	TBD				
11		2'6"	4'0"	Single Hung	N/A	.34	.34	TBD				
12		2'6"	3'0"	Horizontal Slider	XX	.34	.34	TBD				
13		5'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD				
14		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD				
15		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD				
16		2'6"	3'6"	Single Hung	N/A	.34	.34	TBD				
17		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD				
18		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD				
19		4'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD				
20		4'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD				
21		2'0"	2'0"	Awning	N/A	.34	.34	TBD				
22		2'0"	2'0"	Awning	N/A	.34	.34	TBD				
23		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD				
24		2'0"	2'0"	Awning	N/A	.34	.34	TBD				
25		2'0"	2'0"	Awning	N/A	.34	.34	TBD				
26		5'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD				

DOOR SCHEDULE															
			Nominal Size							T-24 INFO		Door Data			
Mark			Width	Height	Thickness	Door Operation	Side Lights	L Sidelet Wid	R Sidelet Wid	U-VALUE	SHGC	Mfr	Model No.	Accessories	Comments
1			6'0"	6'8"	1 3/4"	Swing Bi-part		N/A	N/A						
2			9'0"	7'0"	1 3/4"	Overhead		N/A	N/A						
3			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
4			9'0"	7'0"	1 3/4"	Overhead		N/A	N/A						
5			6'0"	6'8"	1 3/4"	Slider		N/A	N/A						
6			5'0"	6'8"	1 3/4"	Swing Bi-part		N/A	N/A						
7			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
8			1'6"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
9			2'6"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
10			3'0"	6'8"	1 3/4"	Pocket Simple		N/A	N/A						
11			2'6"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
12			3'0"	6'8"	1 3/4"	Pocket Simple		N/A	N/A						
13			2'8"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
14			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
15			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
16			2'4"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
17			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
18			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
19			5'0"	6'8"	1 3/4"	Slider		N/A	N/A						
20			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
21			2'8"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
22			3'0"	6'8"	1 3/4"	Pocket Simple		N/A	N/A						
23			2'8"	6'8"	1 3/4"	Pocket Simple		N/A	N/A						
24			6'0"	6'8"	1 3/4"	Swing Bi-part		N/A	N/A						
25			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
26			1'8"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
27			3'0"	6'8"	1 3/4"	Swing Simple		N/A	N/A						
28			6'0"	6'8"	1 3/4"	Slider		N/A	N/A						

1. WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS OF WINDOW AND DOOR UNITS IN THE FIELD BEFORE ORDERING. SPECIALLY ANY SPECIALTY WINDOWS INCLUDING DORMERS, TRANSOMS OR ANY CUSTOM SHAPES AND SIZES.

3. SECTION R303 LIGHT, VENTILATION AND HEATING: R303.1 HABITABLE ROOMS: HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

5. R308.4 HAZARDOUS LOCATIONS: THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

6. R308.4.1 GLAZING IN DOORS: GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS: GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS. DECORATIVE GLAZING.

7. R308.4.2 GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.

8. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

EXCEPTIONS: 1. DECORATIVE GLAZING. 2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING. 3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

9. R308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2). THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS: 1. DECORATIVE GLAZING. 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM). 3. OUTBOARD PANELS IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE. A ROOF WALKING SURFACES OR OTHER HORIZONTAL (WITHIN 45 DEGREES (0.79 RAD)) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.

1. R311.2 EGRESS DOOR: NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

2. R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

3. R310.2.1 MINIMUM OPENING AREA: EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

A. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

4. R310.2.2 WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE. IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

5. R312.2 WINDOW FALL PROTECTION: WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

6. R312.2.1 WINDOW SILLS: IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

A. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

B. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

C. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

4353 BARTON RD
LOOMIS, CA 95680
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COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

REGISTERED ARCHITECT
Dylan Chappell
No. 150,441,2027
STATE OF CALIFORNIA

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

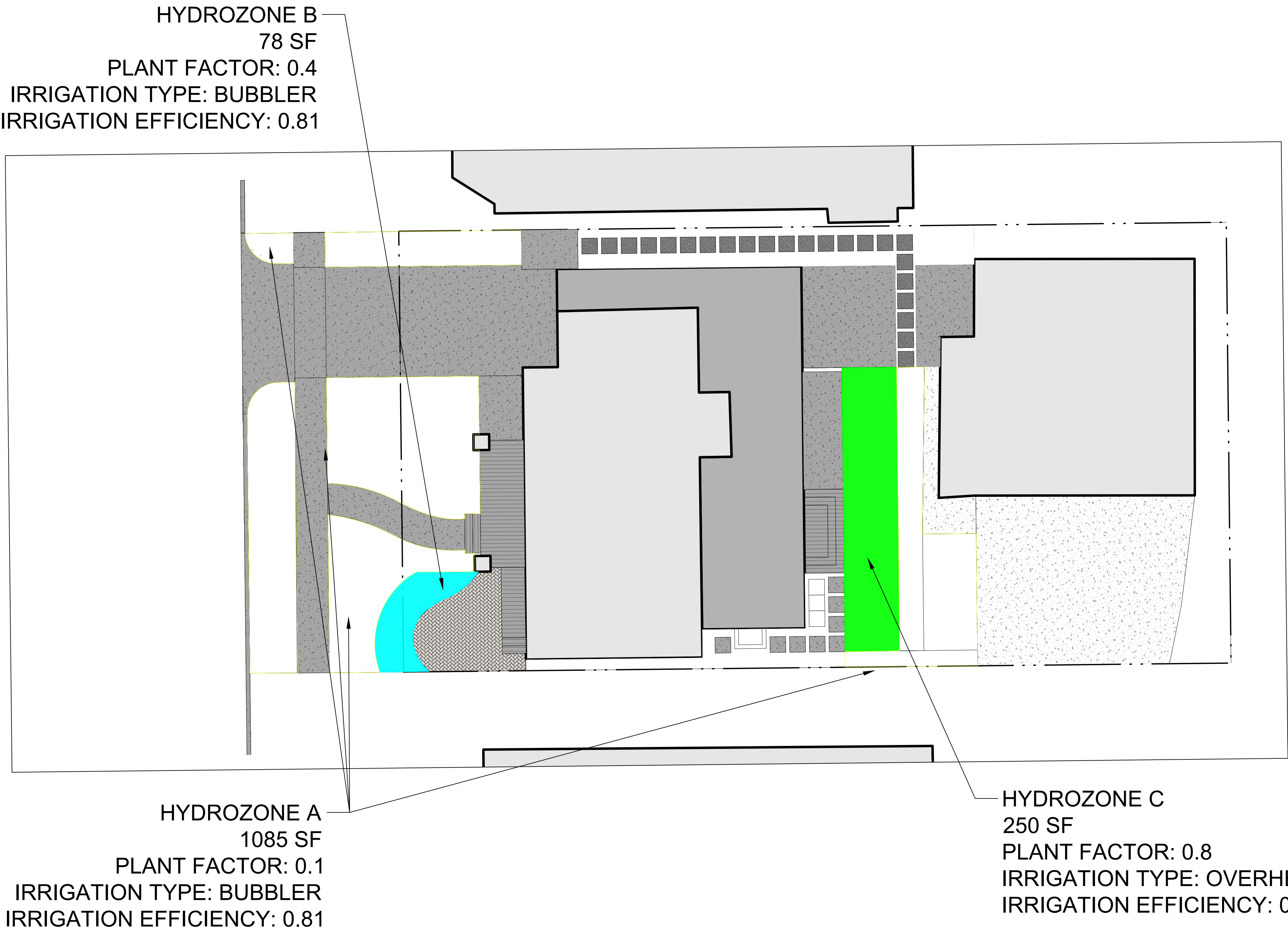
748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION		
NO	DESCRIPTION	DATE

SCHEDULES

A7.0



Estimated Total Water Use (ETWU) = Eto x 0.62 x ETAF x Area

Hydrozone	PF	IE	ETAF	Area	ETWU
A	0.2	.81	.247	1085	7,743
B	0.4	.81	.494	78	1,113
C	0.8	.75	1.07	250	7,729
TOTAL					16,585
MAWA					22,453
ETWU complies with MAWA					

Eto - 46.6 - CIMIS ETo Zone 4- South Coast Inland Plains
0.62 is the conversion factor to gallons per square foot
ETAF is Plant Factor (PF) / Irrigation Efficiency (IE)
IE = 0.75 for overhead spray devices & 0.81 for drip system devices
Area is the Landscaped Area for each Hydrozone

Maximum Allowable Water Use (MAWA) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

	Eto	ETAF	LA	Conversion	MAWA (Gallons per Year)
MAWA	46.6	.55	1,413 sf	0.62	22,453

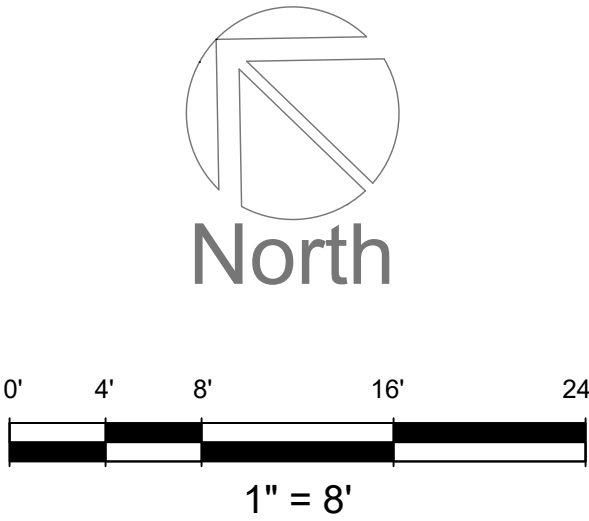
LA is the total Landscape Area of all hydrozone areas in square feet
SLA is the total Special Landscape Area in square feet
ETAF is 0.55 for residential areas
ETAF is 0.45 for non-residential areas

Hydrozone Category	PF - Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use	0.2 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

MWEL0 DOCUMENTATION
PROJECT ADDRESS: 748 MAPLE AVE, CARPINTERIA, CA 93013
TOTAL LANDSCAPE AREA: 1,413 SF
WATER SUPPLY TYPE: POTABLE WATER,
CARPINTERIA VALLEY WATER DISTRICT-
1301 SANTA YNEZ AVE, CARPINTERIA, CA 93013

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.
I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package.

Anthony R. Perkins
CA Landscape Architect #6462



PLANS PREPARED FOR:
GORDON BURGESS

(626)780-0845
748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANS PREPARED BY:

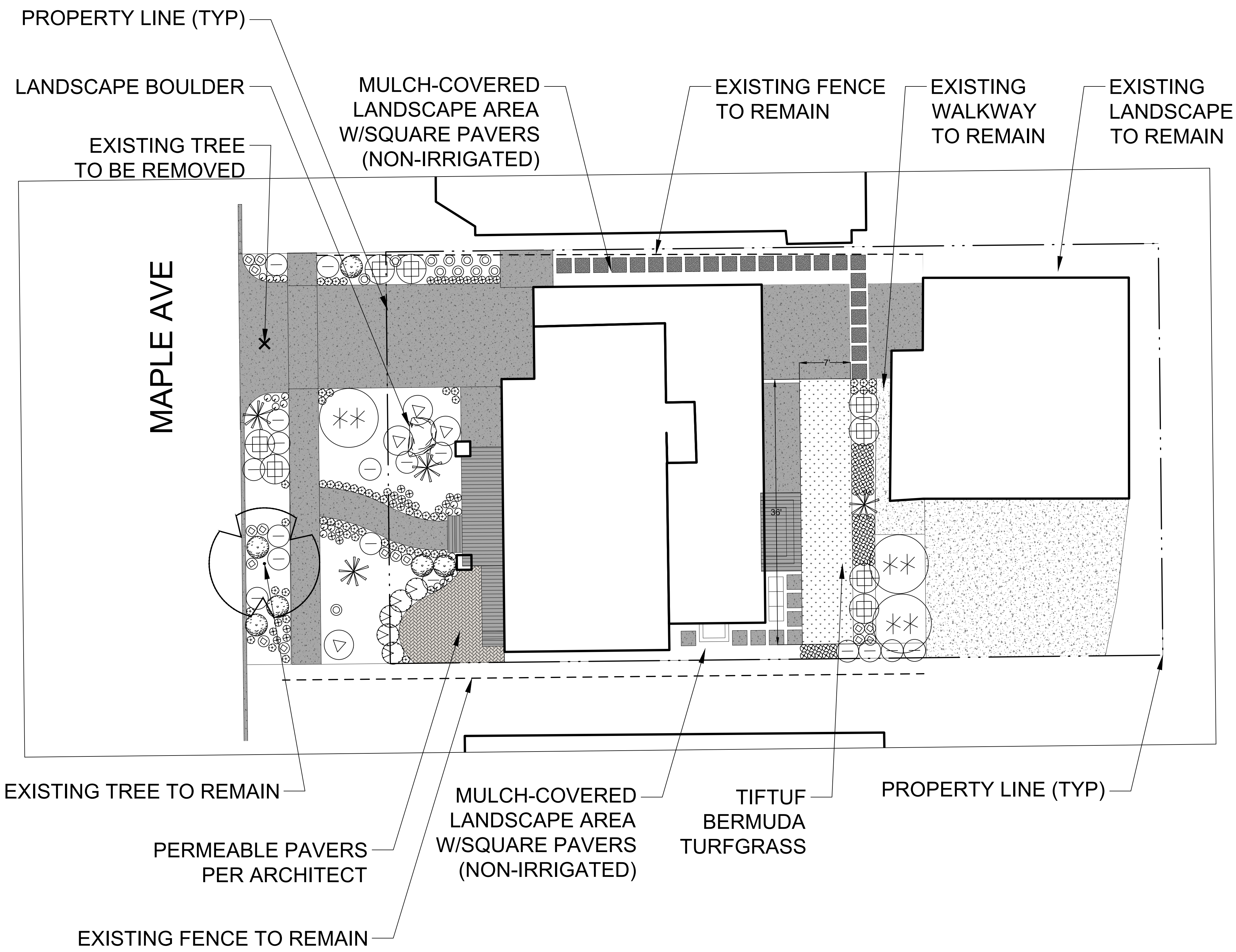
Sustainable Recreation Design
Bishop, CA www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:

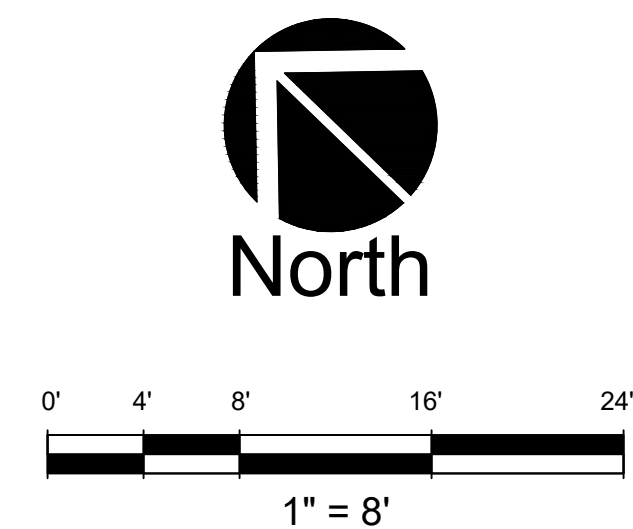
ANTHONY R. PERKINS LA #6462 09/20/2025
DATE



NO.	REVISION	REVISED BY (SIGNATURE/PRINT NAME & NUMBER)	APPROVALS	APPROVAL DATE	BURGESS RESIDENCE	
					748 MAPLE AVE	SCALE: 1" = 8'
					HYDROZONE MAP	DATE: 09/20/2025
						JOB NO:
						DRAWN BY: TP
						SHEET: LI - 0.2
						02 OF 08



Botanical	Common	Qty	Height/Spread	Container	WUCOLS
⊙ <i>Achillea millefolium</i>	Common Yarrow	15	2'-3'/1'-2'	1 gal	Low
⊙ <i>Achillea millefolium</i> 'New Vintage Violet'	New Vintage Violet Yarrow	11	12"-18"	1 gal	Low
⊙ <i>Anigozanthos flavidus</i>	Kangaroo Paw	4	2'-3'/2'-6'	1 gal	Low-Med
⊙ <i>Armeria maritima</i>	Sea Thrift	20	6"-12"	plugs/QT	Low-Med
⊙ <i>Eschscholzia californica</i>	California Poppy	8	3-4'	QT	Very Low
⊙ <i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	60	1'	plugs/QT	Low
⊙ <i>Lavendula</i> 'Munstead'	Munstead Lavender	17	1'-3'	1 gal	Low
⊙ <i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	4	2'-3'/3'-4'	1 gal	Low-Med
⊙ <i>Lomandra longifolia</i> 'Little Con'	Dwarf Mat Rush	80	1'	plugs/QT	Low-Med
⊙ <i>Pittosporum tenuifolium</i> 'Tom Thumb'	Tom Thumb Kohuhu	5	2'-3'	5 gal	Med
⊙ <i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	3	1'-2'/4'-8'	1 gal	Low
⊙ <i>Salvia leucantha</i> 'Santa Barbara'	Mexican Bush Sage	6	2'-3'	5 gal	Low
⊙	'TifTuf' Bermuda Grass	252 sf		seed	High

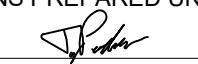


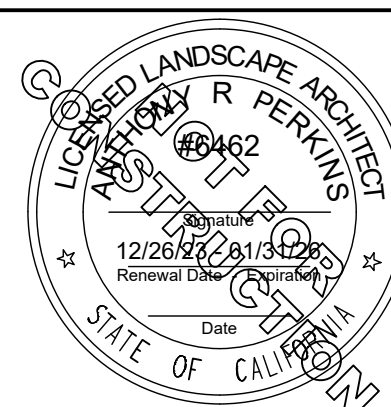
PLANS PREPARED FOR:
GORDON BURGESS

(626)780-0845
748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANS PREPARED BY:

Sustainable Recreation Design
Bishop, CA www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:
 09/20/2025
ANTHONY R. PERKINS LA #6462 DATE



NO.	REVISION	REVISED BY (SIGNATURE/PRINT NAME & NUMBER)	APPROVALS	APPROVAL DATE	BURGESS RESIDENCE	SCALE: 1" = 8'0"
					748 MAPLE AVE	DATE: 09/20/2025
					PLANTING PLAN	JOB NO.: DRAWN BY: TP SHEET: LP - 1.0
						04 OF 08

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Burgess-Birk Residence Remodel & Addition
25-2328-CUP/CDP/ARB

November 3, 2025

**PLANNING COMMISSION HEARING
PROJECT 25-2328-CUP/CDP/ARB
748 MAPLE AVENUE (APN 003-321-011)
NOVEMBER 3, 2025**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
BURGESS-BIRK RESIDENCE REMODEL & ADDITION**

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

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated November 3, 2025), and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Conditional Use Permit and Coastal Development Permit to remodel and construct a total of 1,836 square-feet of additions to an existing 997 square-foot single-family residence. A 658 square-foot addition to the first floor would reconfigure the existing residence with a new 400 square-foot attached one-car garage and 258 square-feet of additional living space. A new 1,178 square-foot second story would contain three bedrooms and additional living space. The resultant residence would be 2,833 square-feet in size. The maximum roof ridge height of the residence would be 21.83 feet above finished grade. An existing 287 square-foot detached one-car garage would be converted to a storage room. The project would include new landscaping and hardscape, including an expanded curb cut and driveway off Maple Avenue. A 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree is proposed to be removed to construct the new driveway.

The existing residence is considered legal-nonconforming with respect to the current front yard and side yard setbacks. The proposed remodel project includes structural alterations

to portions of the residence located within the required setbacks and would extend the life of the nonconforming structure. Therefore, a Conditional Use Permit is required to allow these improvements to the existing nonconforming portions of the residence.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The 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 to the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All 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 from 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 Conditional Use Permit 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.

CONDITIONAL USE PERMIT CONDITIONS

21. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
22. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
23. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.
24. 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.
25. Within two years after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.

26. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
27. 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.
28. 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.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

29. 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.
30. 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.
31. 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.
32. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
34. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

35. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the

approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

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

SPECIAL DISTRICT CONDITION LETTERS

42. Compliance with the attached Departmental and District letters is required as follows:
- a) Carpinteria-Summerland Fire Protection District, dated February 5, 2025,
 - b) City of Carpinteria Public Works Department, dated February 11, 2025
 - c) Carpinteria Sanitary District, dated February 27, 2025,
 - d) Carpinteria Valley Water District- Intent to Serve letter, dated February 27, 2025, and
 - e) Carpinteria Valley Water District- Conditions Letter, dated February 27, 2025.

Approved by the Planning Commission on November 3, 2025

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

Applicant/Property Owner

Date

Attachment B
Story Pole Photographs

Burgess-Birk Residence Remodel & Addition
25-2328-CUP/CDP/ARB

November 3, 2025

Looking East @
residence





Looking SE @ Residence



Looking NE at residence

Looking NE @ residence





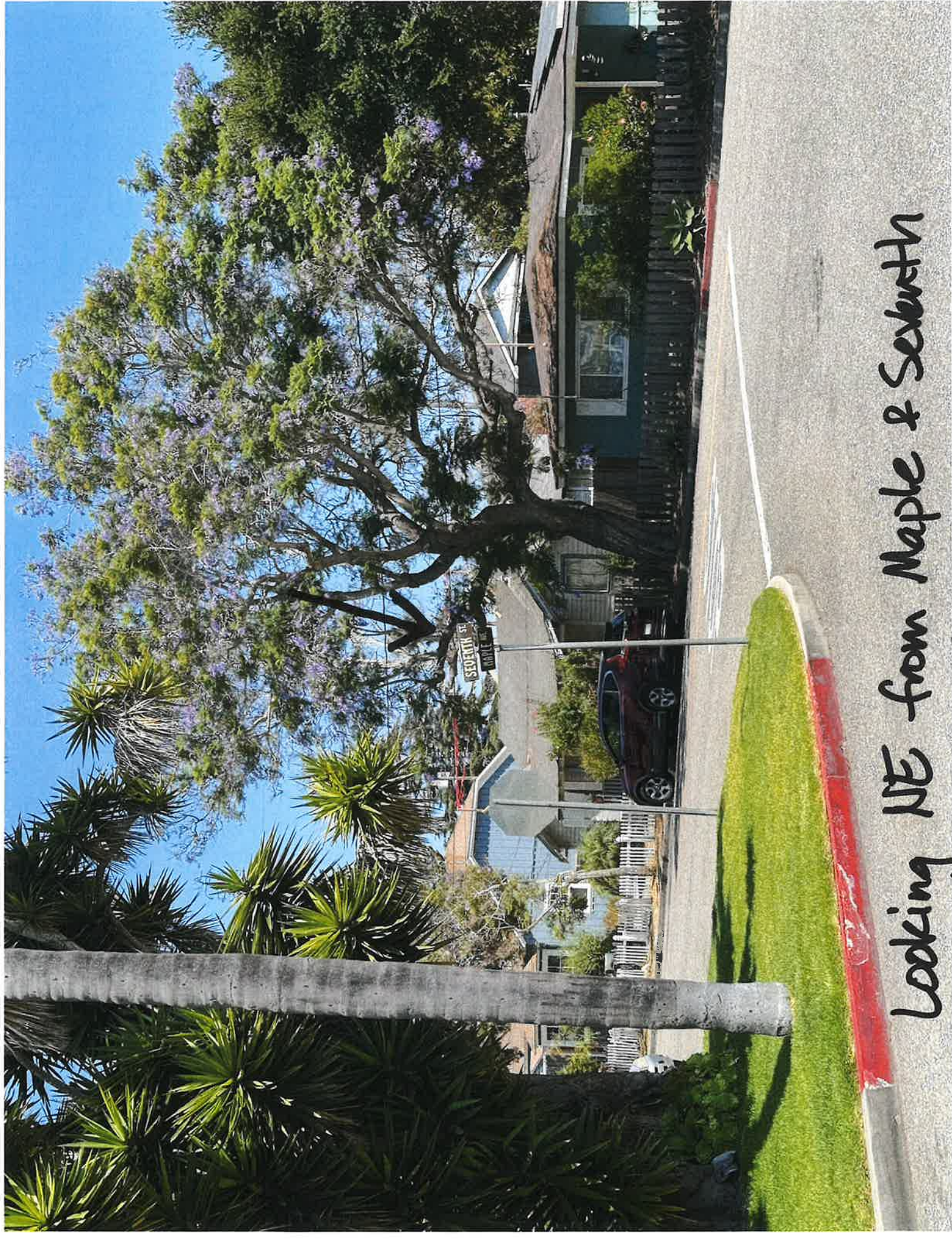
Looking SE

Looking East w/ neighbor's
roof (taller)



existing
driveway

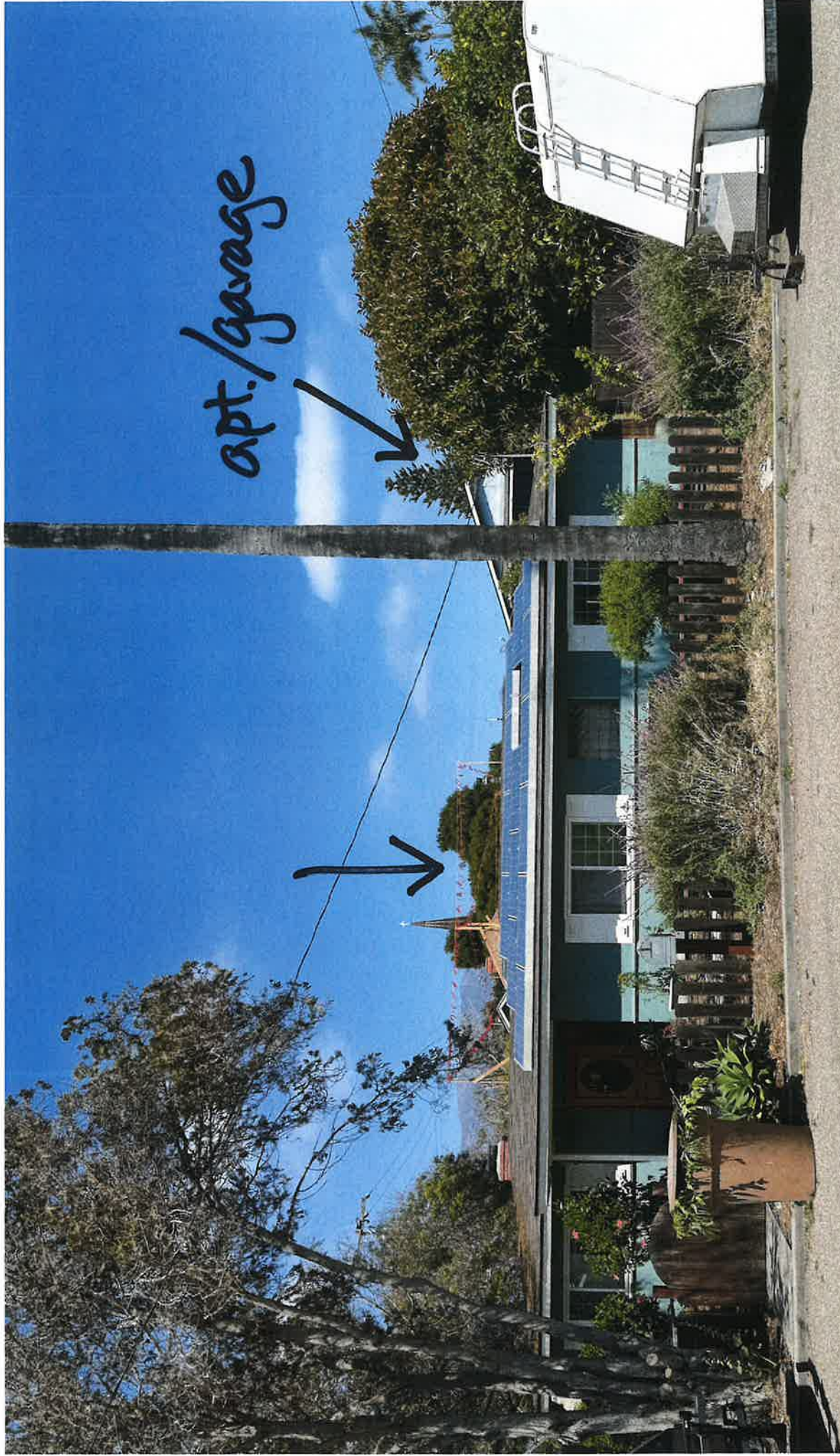
(street tree to
be removed)



Looking NE from Maple & Seventh



Looking NE from Seventh Street



Looking North from Seventh Street

Looking NW from Seventh Street / Mountain
view



Attachment C
Minutes from the July 31, 2025 ARB Meeting

Burgess-Birk Residence Remodel & Addition
25-2328-CUP/CDP/ARB

November 3, 2025

they feel “heavy” and “cumbersome.” Maybe two cupolas could be a different style to add “whimsy” to a building for children. He suggested the following improvements:

- Extend the exterior crown molding down further on the wall.
- Recessing the windows more and adding trim or tile all the way around.
- Extend roof cap tile over the gutters.
- Place a tile pattern on blank façade spaces, such as a boat or other decorative design.
- Additional landscaping to screen the building and break up massing.
- Reduce overall scale/mass to make it less “institutional” feeling.

Boardmember Woolf said the project is a great improvement for CUSD and that asking for too many changes would throw it over-budget.

Boardmember Little agreed with Boardmember Johnson’s comments that the building felt heavy and massive. He likes the cupolas. He asked for softening elements, but overall likes the style. He asked for landscaping that requires little maintenance and will not die after a short time.

Vice Chair O’Connor agreed with the prior comments and felt that the project needed to return to the ARB for another review.

Chair Blakemore gave comments on the proposed landscaping:

- If *Tipuana Tipus* are used, they should not be near concrete/paving.
- Chinese evergreen elms drop considerable litter, so place away from areas that must be kept clean.
- *Heuchera* (coral bells) will be trampled easily, recommend removing.
- Recommend finding an alternative to *salvia*, which look “leggy” after blooming; find a more self-cleaning plant.

She noted that the landscaping plan was not ready for final approval.

Architecturally, Chair Blakemore agreed with Boardmember Johnson’s comments about the scale of the cupolas seeming off— they are “romantic” but seem “plopped on.” Agrees that windows could be given more depth.

ACTION: Motion by Boardmember O’Connor, seconded by Boardmember Johnson, to recommend preliminary approval of the project with the Board’s comments addressed.

VOTE: 5-0



- 4) Project: Burgess-Birk Residence Remodel & Addition, Project 25-2328-CUP/CDP/ARB
Address: 748 Maple Avenue
Applicant: Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk
Planner: Syndi Souter

Request Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for preliminary review of a proposal to construct additions totaling 1,916 square-feet to an existing 997 square-foot single-family residence. The resultant

residence would be 2,913 square-feet in size with a maximum height of 21.83 feet above finished grade. The site is 5,878 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-321-011, addressed as 748 Maple Avenue.

Ex Parte Communications Disclosure: O'Connor met with property owners to the south of the project twice and the resident neighbor renting the property. He reviewed the Community Development Department file for 748 Maple Avenue.

Staff Comments:

Syndi Souter provided a presentation and described the project in the context of the neighborhood using aerials and site photos showing the project story poles. She discussed the regulations related to the existing non-conforming structures at the project site. She identified the following issues for the Board to consider:

- Proposed architectural style, details, and color scheme;
- The street façade, including the proposed street tree removal and new driveway;
- Plate heights and overall resultant building height;
- Proposed landscaping and hardscape (including new driveway);
- Proposed exterior lighting fixtures and night-sky friendly compliance; and
- Compatibility with the neighborhood and the “small beach town” character.

Applicant Comments:

Vice Chair O'Connor asked about the prior zoning, permitting of the second building, and lot coverage calculations. Syndi explained the code requirements and methodology for determining coverage.

Dylan Chappell, architect, introduced the owners, Gordon Burgess and Selena Burgess-Birk, who intend to take up residence onsite. He briefly discussed prior ownership of the site. He discussed the desire to provide onsite parking on the existing driveway on the north side of the residence and removing the jacaranda tree to improve circulation. They would like to include tandem parking inside the garage. He described the proposed architectural features.

Boardmember Woolf mentioned comment letters in favor and opposed to the project. She expressed a desire that the location be maintained and the owner explained past circumstances. She expressed concerns about future maintenance of the property.

Vice Chair O'Connor discussed prior permits and existing conditions on the rest of the parcel. He expressed a concern about using the same building footprint to keep allowing a non-conforming use of the site.

Chair Blakemore asked for clarification and Syndi explained that the current rules do not require that another building be repaired to approve the proposed improvements.

Boardmember Johnson asked about any existing violations and directed that the discussion focus on architectural review.

Public Comments: Bill Moody, the neighbor at 5141 Seventh Street, spoke about the history of the site and expressed that the proposed project fits perfectly in the neighborhood and that it would be a

beautiful house. His observations are that they have worked hard to address city requirements. He said he has spoken with two neighbors who also like the proposed project.

Andrea Becker, via Zoom, resident of 5110 Seventh Street, asked about the construction and demolition timeline. She expressed that she did not know about the project, but did receive the City's mailed notice about the ARB meeting. She thought the parcel had been abandoned and did not know about the construction that would be going on when she rented her unit.

Boardmember Discussion:

Boardmember Little expressed that the height is good and in line with the other building onsite. He expressed concern about the size of the building and how the existing non-conforming condition would potentially allow for tandem parking on the driveway. He likes the style and mentioned the lights. He would like to keep the jacaranda and would remove the other existing tree that is out of shape. He inquired as to whether the owners would consider repairing the back house. Overall, he likes the design.

Vice Chair O'Connor expressed that he is happy that the building is getting updated. He does not like the existing easement and wants the driveway to provide access to the back residence. He would like the back house repairs to be addressed as part of the project.

Boardmember Johnson expressed that he is glad that the house is being improved. He expressed a concern about using the same building footprint to keep allowing a non-conforming use in the setbacks and noted that it is a use issue and the purview of the Planning Commission. He likes having the garage door at the far end of the building. He liked the proposed detailing, the shingle siding, found the front porch to be cute and likes the project overall. He asked for the following changes to the design as follows:

- Reduce the proposed 36-foot long garage to a 24-foot deep, one car garage.
- The garage is located too close to the street, does not conform to the setback, and must be moved back from the street.
- Revise the elevation presenting to the north as it is out of scale to that end of the building.

Boardmember Woolf expressed that she liked the design but expressed concerns about the project's feasibility. She would also like the other building to be improved.

Chair Blakemore concurred with Boardmember Johnson regarding his recommendation that the garage be moved out of the setback and resized. In addition, she asked that the following revisions be made to the project:

- The 16-foot driveway is too large for a one-car garage and should be reduced in size.
- She asked that further study be conducted to explore keeping the existing jacaranda tree.
- She directed revisions to the planting plans as follows,
 - The *Lupinus bicolor* is an annual and not a good option for the project and needs to be replaced.
 - The *Muhlenbergia rigens* and *Stipa tenuissima* are both invasive grasses. She recommended a *Lomandra* grass that would require less maintenance and is less invasive.
 - *Strobilanthes dyeriana* is difficult to grow and she recommended using another plant.

- o Since the turf area is only 7-feet wide and for WELOS you need at least 8-feet for irrigation. She recommended considering a *Kurapia* ground cover (one that requires less maintenance).

Vice Chair O'Connor expressed he would like the project to come back for a second preliminary review that includes the remainder of the site.

ACTION: Motion by Boardmember Johnson, seconded by Chair Blakemore, to recommend preliminary approval to the Planning Commission with the Board's comments addressed.

VOTE: 3-2

MATTERS BY STAFF: Syndi Souter and the applicant presented revisions to the front elevation of the previously reviewed Mayer Residence located at 5557 Calle Arena as part of the pending building permit. The Boardmembers provided comments on the revisions.

OTHER BUSINESS: None

CONSENT CALENDAR:

1) Action Minutes of the Architectural Review Board Meetings of April 17, 2025, May 1, 2025 and May 15, 2025

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

VOTE: 4-0 (Woolf abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Items from Chair Blakemore: She followed up with Syndi on communication with a property owner about a street tree that needs maintenance. She provided an example of a dead potted plant located on the street at the former Rabobank building on Linden Avenue and Carpinteria Avenue as an example of why not to approve potted plants for landscaping. She also inquired about the landscaping to screen the project at 1493 Trenora Street, and Syndi clarified that the scope of the project has been expanded to include a pool with fencing.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 8:25 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 28, 2025. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Attachment D
CEQA Notice of Exemption

Burgess-Birk Residence Remodel & Addition
25-2328-CUP/CDP/ARB

November 3, 2025

Notice of Exemption**Appendix E**

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

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Burgess-Birk Residence Remodel & Addition

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

748 Maple Avenue, Carpinteria, CA 93013 (APN 003-321-011)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow a remodel and construction of a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Gordon Burgess & Selena Burgess-Birk, property owners

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

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

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

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

☒ Categorical Exemption. State type and section number: \$15301, \$15302, & \$15332

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

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

Lead Agency

Contact Person: Syndi Souter, Senior Planner

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

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: Syndi Souter

Date: 11/3/2025

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

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

Date Received for filing at OPR: _____

ACTION MINUTES

The meeting was called to order at 5:00p.m. by Chair Blakemore

ROLL CALL

Boardmembers present: Amy Blakemore, Chair
Richard Johnson
Richard Little
Patrick O'Connor, Vice Chair
Lisa Woolf

Boardmembers absent: None

OTHERS PRESENT: 11 members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Seaside Coastal Apartments Signage, Project 25-2348-SIGN/ARB
Address: 4573 Carpinteria Avenue
Applicant: Gevorg Hambardzumyan, Front Signs, for Edward Ratinoff, James Investment Partners, Owners
Planner: Marysol Smith

Request of Gevorg Hambardzumyan, Front Signs, for Edward Ratinoff, James Investment Partners, Owners to consider Project 25-2348- SIGN/ARB for preliminary/final review of new non-illuminated 58 square foot wall sign in a new location for an existing apartment building. The existing wall sign would be removed. The site is half an acre in size and is zoned Planned Residential Development District ("PRD-20") shown as APN 003-241-001, addressed as 4573 Carpinteria Avenue. The applicant was present at the meeting.

Ex Parte Communications Disclosure: None

Staff Comments:

Marysol Smith provided a presentation and described the location of the project using aerials to provide the context. She showed photos of the existing hotel and the "Linda" sign to be removed. She described the proposed new sign dimensions and design schematics and summarized the sign's consistency with the City regulations and identified the following issues for consideration by the Boardmembers:

- Sign type, size, location, design/construction, materials, and colors.
- Compatibility of the proposed sign with the existing building architecture/identity and within the neighborhood.
- Guidance for the design of property address numbers in relation to the sign.

Marysol presented the staff recommendation that if the Board found the proposed sign met the applicable design criteria, then the Board should recommend preliminary/final approval to the Community Development Director with their comments incorporated in the project.

Applicant Comments:

Gevorg Hambardzumyan of Front Signs, representing the owner, was present to discuss the sign proposal with the Boardmembers. He expressed that the sign would be a great improvement over the existing sign.

Boardmember Little asked about the City's requirements for address signs and if there the address sign is located somewhere on the building.

Boardmember Johnson pointed out that the Fire Department requires that an address be provided. The applicant clarified that the owner did not ask for the address number to be included in the new sign.

Boardmember Little asked the applicant about the location and an address sign and the applicant responded that it was not being considered at this time by the owner.

Vice Chair O'Connor and asked about the review process should the address sign become part of the sign in the future.

Marysol clarified that if the address numbers were larger than standard addressing required by the Fire Department, then it would come back to the ARB. It was suggested that the ARB could provide guidance for the applicant regarding potential address number design and a future proposal could return as a matter by staff.

Public Comments: None

Boardmember Discussion:

Boardmember Johnson expressed that the sign is fine as long as an address sign is provided on the building.

Vice Chair O'Connor expressed that the sign looked good.

Boardmember Little expressed that the sign is fine and that adding the address to the sign would detract from the sign design.

Boardmember Woolf expressed that the sign has a great design.

Chair Blakemore concurred, that the sign has a great design.

ACTION: Motion by Chair Blakemore, seconded by Vice Chair O'Connor to recommend the sign be approved as proposed.

VOTE: 5-0

2) Project: Smith Residence Addition & Remodel, Project # 25-2339-CDP/ARB
Address: 5560 Calle Ocho
Applicant: Dylan Chappell, Architect, for Allan Smith and Erica Camardella
Planner: Marysol Smith

Request of Dylan Chappell, architect for Allan Smith and Erica Camardella to consider Project 25-2339-CDP/ARB for preliminary/final review of a proposal to remodel an existing single-story home, construct additions, and reorient the garage entrance to face the street. The single-story additions would total 1,038 square feet and the height of the residence would increase from 13 feet 4 inches to 15 feet 10 inches. The project would include landscaping, a new pool, and a comprehensive exterior renovation. The site is 8,276 square feet in size and is zoned Single Family Residential (6-R-1) shown as APN 003-351-004, addressed as 5560 Calle Ocho.

Ex Parte Communications Disclosure: None

Staff Comments:

Marysol Smith provided a presentation providing the location of the existing residence within the Concha Loma neighborhood and context using an aerial and an oblique perspective of the house. She described the existing home design and reviewed the proposed project components shown on the site plans. Marysol reviewed the project for consistency with the Zoning Ordinance building envelope requirements. She identified the following issues for consideration by the Boardmembers:

- Proposed architectural style and details.
- Proposed colors and materials.
- Exterior lighting.
- Proposed landscaping and hardscape plan.
- Compatibility with the existing neighborhood.

Marysol presented the staff recommendation that if the Board found the project meets the applicable design criteria, the Board may recommend preliminary approval or preliminary/final approval of the project to the Community Development Director.

Applicant Comments:

Dylan Chappell, architect, introduced the owners Allan Smith and Erica Camardella were present to answer Boardmember questions and comments.

Vice Chair O'Connor asked for clarification of the lot coverage and location of the pool equipment.

Boardmember Woolf asked for clarification regarding the nature of a strip of gray color above what seems to be a trellis feature over the garage door shown on the West Elevation. She also noted that and that it appeared the roof would drain onto the front door. Dylan explained that the plans depict a standing seam metal eyebrow roof over light timber framing to provide for more articulation along the frontage. Regarding roof draining above the front door, there would be a gutter and downspout that are not shown on the elevation but is depicted on Sheet 2.2.

Boardmember Little had no questions, at that time.

Vice Chair O'Connor asked about the location of the pool equipment in relation to, and the potential for noise effects to the neighbors. Dylan explained the location of the pool in relation to the neighbors.

Boardmember Johnson asked about the Floor Area Ratio (FAR) and inquired about modifying the roof overhang.

Dylan confirmed the building met the FAR requirements and he would look into the overhang.

Chair Blakemore asked for clarification on the proposed pool safety measures, including existing and proposed fencing and gates and if a pool cover would be installed.

Allan Smith, owner, described the existing a 4-feet high chain link fence along and explained the rear of the property's east boundary the fence is covered with English ivy and is propped up with stakes. On the south side the neighbor's installed a redwood fence. They would replace the fencing with the type of redwood fencing the neighbors have installed along the rear and north sides of the property. He clarified that the pool safety measures would be the fencing as well as a motorized pool cover.

Public Comments: None

Boardmember Discussion:

Chair Blakemore expressed that the concrete is great and she loved the addition of the avocado tree in the landscaping plan and asked for the following revisions:

- The locations and specifications for the pavers should be included on the final plans.
- Revise the plans to coordinate the landscaping with the site plans and a fencing plan that addresses pool safety.
- Coordinate landscaping with pool equipment location to ensure compatibility in the long term. For example, she observed the avocado trees might conflict with the pool equipment.
- Make sure the plans adequately demonstrate the proposed pool safety measures (fencing, gates, and pool cover).

Boardmember Johnson expressed that he thought it was a fine project and thanked the applicant.

Vice Chair O'Connor expressed that it was an overall great project with wonderful architectural design. He pointed out that the proposed Floor Area Ratio was creative and appropriate for the site. He was pleased that it is a one story project. He expressed that the ARB is seeing more projects seeking to maximize use of the building envelope and is noticing how this could change the character of the area.

- He asked for a change to the selected lighting fixtures due to overuse of the design in other projects.

Boardmember Little expressed that he had also noticed that that the same lighting was showing up on the architect's other projects. He expressed that he liked the existing house and the existing landscaping. He acknowledged a comment received that expressed a dislike for the existing house and disagreed that he actually likes the existing house. The landscaping always looked very well taken care of and he said that he hopes the new landscape would continue to be well maintained and manicured. He liked the addition of the Craftsman style with the flagstone and is glad it is not a two-story "behemoth."

Boardmember Wolf said she thought it was a great design. She asked whether the pool would be drained and where the water would be directed. Staff stated that pool draining would be subject to the requirements of the City of Carpinteria Municipal Code.

ACTION: Motion by Vice-Chair O’Conner, seconded by Chair Blakemore to recommend preliminary approval and that the applicant come back for final review with the architectural details addressed in the Boardmember comments.

VOTE: 5-0

- 3) Project: Aliso School Kindergarten Building, Project #25-2329-DP/CDP/ARB
Address: 4545 Carpinteria Ave
Applicant: Jason Kaff, CUSD Assistant Superintendent
Planner: Megan Musolf

Request of Jonathan Leech, Dudek, agent on behalf of Carpinteria Unified School District (CUSD), to consider Project #25-2329-DP/CDP/ARB for preliminary/final review of a proposed new kindergarten building. All seven portable classroom structures on the Aliso School campus would be removed and the proposed kindergarten building would replace the five portable classroom structures currently used for kindergarten instruction. The proposed building would be 6,467 square feet and would consist of four classrooms, one staff and five student restrooms, and a raised courtyard area. The maximum height of the new building would be 27 feet, 4 inches above finished grade. Existing playgrounds would remain. The adjacent parking area would be partially re-stripped to accommodate ADA-compliant parking spaces and the required fire truck turning radius, resulting in a net loss of five spaces. New landscape and hardscape would be installed around the proposed building. The project site, Aliso School campus, is 7.79 acres, zoned Community Facility (CF) and is addressed as 4545 Carpinteria Avenue, APNs 003-230-011, 003-230-018, and 003-230-016.

Ex Parte Communications Disclosure: O’Connor spoke to the representatives of the Aliso School about the School’s Master Plan. He also reached out to Chair Blakemore about the school project.

Staff Comments:

Megan Musolf provided the staff presentation and described the site plan, floor plan, and zoning analysis for the project. Boardmember Little asked to confirm that the five portable buildings on the proposed project site had already been removed. Robert Robles, project architect, confirmed that they had been.

Vice Chair O’Connor noted that the proposed project was a significant departure from the 2017 Aliso School Master Plan, and asked why. He noted that combined preliminary/final approval of the project seemed like a reach and additional review is warranted. He wondered why the proposed shift to on-site traffic flow proposed in the 2017 Master Plan was not incorporated in the proposed project. Mr. Robles explained that since 2017, CUSD had implemented several of the modular structures included in the 2017 Master Plan at other campuses, and determined that a stick-built structure would be more valuable. He noted the proposed project comprises a separated kindergarten area because the youngest students benefit from some separation from the rest of the elementary students. Due to financial constraints, CUSD is unable to complete the traffic flow improvements at this time, but intends to in

the future. Chair Blakemore commented that the traffic flow proposed in the Master Plan could still be implemented with the proposed project in place.

Chair Blakemore commented that questions and concerns about the proposed project may have been better suited for a conceptual review. Staff noted that the item was brought as a preliminary/final hearing to help move the project along swiftly, but that the project could be brought back for additional review at the Board's direction.

Applicant Comments:

Mr. Robles gave a presentation covering the architectural and design background for the project, including the addition of the proposed courtyard and cupolas. He provided some photos of architecture that inspired the project. He clarified that the proposed cupolas do not have windows and are for ventilation.

Boardmember Woolf remarked that the cupolas looked very different from the rest of the building and wondered why changing tables would be provided in the kindergarten classroom restrooms. Diana Rigby, CUSD Superintendent, responded that the school provides support for students with special needs. Boardmember Woolf asked if there are any federal or state requirements for design features that allow the building to be shut down/locked completely for safety reasons. Mr. Robles highlighted the voice-evac systems and noted that the fencing around the kindergarten site would have locked gates to prevent students from getting out or outsiders from entering.

Boardmember Little asked where the students previously accommodated in the portable structures will go to learn. Superintendent Rigby replied that due to declining enrollment, the students can be accommodated elsewhere on the Aliso campus. Boardmember Little inquired why a new classroom building is proposed if enrollment is currently declining. Superintendent Rigby replied that the Carpinteria population is expected to grow in the future, and the proposed project would serve the community for the next 50+ years. Mr. Robles added that the proposed project results in a net decrease in the number of classrooms on the campus.

Vice Chair O'Connor noted that the Division of the State Architect (DSA) reviews this project and asked for confirmation that the civil plans direct on-site drainage away from Franklin Creek. Ms. Musolf confirmed that Public Works reviewed the plans and found them adequate, and reiterated that DSA will also review the plans for stormwater compliance. Vice Chair O'Connor asked for confirmation that neighbors had received notice of the project. Ms. Musolf confirmed that the project had been properly noticed.

Chair Blakemore identified the existing perimeter chain-link fencing and asked if improved fencing could be included as part of the project. Mr. Robles said his team would discuss that option.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson commented that the proposed building looked institutional and sterile, and that adding some details would not greatly add to the construction cost. He said it was unfortunate the cupolas did not provide natural light into the building, and said their proportions should be studied, as

they feel “heavy” and “cumbersome.” Maybe two cupolas could be a different style to add “whimsy” to a building for children. He suggested the following improvements:

- Extend the exterior crown molding down further on the wall.
- Recessing the windows more and adding trim or tile all the way around.
- Extend roof cap tile over the gutters.
- Place a tile pattern on blank façade spaces, such as a boat or other decorative design.
- Additional landscaping to screen the building and break up massing.
- Reduce overall scale/mass to make it less “institutional” feeling.

Boardmember Woolf said the project is a great improvement for CUSD and that asking for too many changes would throw it over-budget.

Boardmember Little agreed with Boardmember Johnson’s comments that the building felt heavy and massive. He likes the cupolas. He asked for softening elements, but overall likes the style. He asked for landscaping that requires little maintenance and will not die after a short time.

Vice Chair O’Connor agreed with the prior comments and felt that the project needed to return to the ARB for another review.

Chair Blakemore gave comments on the proposed landscaping:

- If *Tipuana Tipus* are used, they should not be near concrete/paving.
- Chinese evergreen elms drop considerable litter, so place away from areas that must be kept clean.
- *Heuchera* (coral bells) will be trampled easily, recommend removing.
- Recommend finding an alternative to *salvia*, which look “leggy” after blooming; find a more self-cleaning plant.

She noted that the landscaping plan was not ready for final approval.

Architecturally, Chair Blakemore agreed with Boardmember Johnson’s comments about the scale of the cupolas seeming off— they are “romantic” but seem “plopped on.” Agrees that windows could be given more depth.

ACTION: Motion by Boardmember O’Connor, seconded by Boardmember Johnson, to recommend preliminary approval of the project with the Board’s comments addressed.

VOTE: 5-0

- 4) Project: Burgess-Birk Residence Remodel & Addition, Project 25-2328-CUP/CDP/ARB
Address: 748 Maple Avenue
Applicant: Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk
Planner: Syndi Souter

Request Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for preliminary review of a proposal to construct additions totaling 1,916 square-feet to an existing 997 square-foot single-family residence. The resultant

residence would be 2,913 square-feet in size with a maximum height of 21.83 feet above finished grade. The site is 5,878 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-321-011, addressed as 748 Maple Avenue.

Ex Parte Communications Disclosure: O'Connor met with property owners to the south of the project twice and the resident neighbor renting the property. He reviewed the Community Development Department file for 748 Maple Avenue.

Staff Comments:

Syndi Souter provided a presentation and described the project in the context of the neighborhood using aerials and site photos showing the project story poles. She discussed the regulations related to the existing non-conforming structures at the project site. She identified the following issues for the Board to consider:

- Proposed architectural style, details, and color scheme;
- The street façade, including the proposed street tree removal and new driveway;
- Plate heights and overall resultant building height;
- Proposed landscaping and hardscape (including new driveway);
- Proposed exterior lighting fixtures and night-sky friendly compliance; and
- Compatibility with the neighborhood and the “small beach town” character.

Applicant Comments:

Vice Chair O'Connor asked about the prior zoning, permitting of the second building, and lot coverage calculations. Syndi explained the code requirements and methodology for determining coverage.

Dylan Chappell, architect, introduced the owners, Gordon Burgess and Selena Burgess-Birk, who intend to take up residence onsite. He briefly discussed prior ownership of the site. He discussed the desire to provide onsite parking on the existing driveway on the north side of the residence and removing the jacaranda tree to improve circulation. They would like to include tandem parking inside the garage. He described the proposed architectural features.

Boardmember Woolf mentioned comment letters in favor and opposed to the project. She expressed a desire that the location be maintained and the owner explained past circumstances. She expressed concerns about future maintenance of the property.

Vice Chair O'Connor discussed prior permits and existing conditions on the rest of the parcel. He expressed a concern about using the same building footprint to keep allowing a non-conforming use of the site.

Chair Blakemore asked for clarification and Syndi explained that the current rules do not require that another building be repaired to approve the proposed improvements.

Boardmember Johnson asked about any existing violations and directed that the discussion focus on architectural review.

Public Comments: Bill Moody, the neighbor at 5141 Seventh Street, spoke about the history of the site and expressed that the proposed project fits perfectly in the neighborhood and that it would be a

beautiful house. His observations are that they have worked hard to address city requirements. He said he has spoken with two neighbors who also like the proposed project.

Andrea Becker, via Zoom, resident of 5110 Seventh Street, asked about the construction and demolition timeline. She expressed that she did not know about the project, but did receive the City's mailed notice about the ARB meeting. She thought the parcel had been abandoned and did not know about the construction that would be going on when she rented her unit.

Boardmember Discussion:

Boardmember Little expressed that the height is good and in line with the other building onsite. He expressed concern about the size of the building and how the existing non-conforming condition would potentially allow for tandem parking on the driveway. He likes the style and mentioned the lights. He would like to keep the jacaranda and would remove the other existing tree that is out of shape. He inquired as to whether the owners would consider repairing the back house. Overall, he likes the design.

Vice Chair O'Connor expressed that he is happy that the building is getting updated. He does not like the existing easement and wants the driveway to provide access to the back residence. He would like the back house repairs to be addressed as part of the project.

Boardmember Johnson expressed that he is glad that the house is being improved. He expressed a concern about using the same building footprint to keep allowing a non-conforming use in the setbacks and noted that it is a use issue and the purview of the Planning Commission. He likes having the garage door at the far end of the building. He liked the proposed detailing, the shingle siding, found the front porch to be cute and likes the project overall. He asked for the following changes to the design as follows:

- Reduce the proposed 36-foot long garage to a 24-foot deep, one car garage.
- The garage is located too close to the street, does not conform to the setback, and must be moved back from the street.
- Revise the elevation presenting to the north as it is out of scale to that end of the building.

Boardmember Woolf expressed that she liked the design but expressed concerns about the project's feasibility. She would also like the other building to be improved.

Chair Blakemore concurred with Boardmember Johnson regarding his recommendation that the garage be moved out of the setback and resized. In addition, she asked that the following revisions be made to the project:

- The 16-foot driveway is too large for a one-car garage and should be reduced in size.
- She asked that further study be conducted to explore keeping the existing jacaranda tree.
- She directed revisions to the planting plans as follows,
 - The *Lupinus bicolor* is an annual and not a good option for the project and needs to be replaced.
 - The *Muhlenbergia rigens* and *Stipa tenuissima* are both invasive grasses. She recommended a *Lomandra* grass that would require less maintenance and is less invasive.
 - *Strobilanthes dyeriana* is difficult to grow and she recommended using another plant.

- o Since the turf area is only 7-feet wide and for WELOS you need at least 8-feet for irrigation. She recommended considering a *Kurapia* ground cover (one that requires less maintenance).

Vice Chair O'Connor expressed he would like the project to come back for a second preliminary review that includes the remainder of the site.

ACTION: Motion by Boardmember Johnson, seconded by Chair Blakemore, to recommend preliminary approval to the Planning Commission with the Board's comments addressed.

VOTE: 3-2

MATTERS BY STAFF: Syndi Souter and the applicant presented revisions to the front elevation of the previously reviewed Mayer Residence located at 5557 Calle Arena as part of the pending building permit. The Boardmembers provided comments on the revisions.

OTHER BUSINESS: None

CONSENT CALENDAR:

1) Action Minutes of the Architectural Review Board Meetings of April 17, 2025, May 1, 2025 and May 15, 2025

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

VOTE: 4-0 (Woolf abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Items from Chair Blakemore: She followed up with Syndi on communication with a property owner about a street tree that needs maintenance. She provided an example of a dead potted plant located on the street at the former Rabobank building on Linden Avenue and Carpinteria Avenue as an example of why not to approve potted plants for landscaping. She also inquired about the landscaping to screen the project at 1493 Trenora Street, and Syndi clarified that the scope of the project has been expanded to include a pool with fencing.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 8:25 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 28, 2025. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

November 2025

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 26	27	28	29	30	31	Nov 1
2	3 5:30pm Planning Commission Meeting - TELEVISED	4	5 5:00pm Fire District Board Meeting	6 8:30am DTBAB Meeting (Council Chambers) 9:00am Invitation to 2:00pm PW Dept Staff	7	8 9:00am Carpinteria Beautiful Meeting
9	10 3:00pm City Council Meeting - Televised	11 City Hall Closed - Veterans Day	12 5:30pm School District Board Regular Mtg (TV)	13 8:00am CPR/AED/First-Aid 2:00pm PW Dept Staff 5:30pm ARB	14	15 7:30am Aquatics Staff Training (Council Chamber) - Jeanette Gant
16	17 5:30pm General Plan Update Committee Meeting 5:30 Start Time	18	19 5:30pm Special CVWD Board Meeting	20 2:00pm PW Dept Staff Meeting (Council 3:00pm COSMAB 3:00pm COSMAB (City	21 8:00am BEACON	22
23	24 3:00pm City Council Meeting - Televised	25	26 5:30pm Water District Board Meeting - Televised	27 City Hall Closed - Thanksgiving 5:30pm ARB	28	29
30	Dec 1	2	3	4	5	6

City of Carpinteria
Planning Activity Summary

October 2025

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 1. In 30-day review process | 5. Schedule for PC | 9. Schedule for final ARB | 13. BP issued |
| 2. Incomplete | 6. PC approved | 10. Final ARB Approval | 14. Under construction |
| 3. Schedule for ARB | 7. Schedule for CC | 11. Schedule for CCC | 15. C of O issued |
| 4. Director's Decision | 8. CC Approved | 12. In plan check | |

Last Edited 10/30/2025

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
25-2364-CDP/ADU	Leo Cruz	4996	Foothill Road	New detached 800sf ADU with a 223sf covered porch above new garage.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Under review.	Syndi	1	
25-2363-CDP	Leo Cruz	4996	Foothill Road	New detached 1,337sf 4-car garage & storage bldg.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Under review.	Syndi	1	
25-2360-ARB/CDD	Kolbe	4445	La Tierra Lane	Garage door and driveway relocation, landscape and fencing plans, hardscaping, and work in the City ROW to replace City tree and sidewalk areas	Submitted 7/8/25; Incomplete 9/8/25; Resubmitted 10/13/25. In 2nd completeness review as of 10/28/25.	Bret	1	
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. Resubmittal 9/2/2025.	Syndi	1	
25-2364-CDP/ADU	Jose Martinez	1061	Cramer Road	New detached 1000sf ADU with an attached 268sf one-car garage.	Submitted 9/2/2025. Incomplete 9/25/2025.	Syndi	2	
25-2362-SIGN	Taco Bell	1045	Casitas Pass Road	1 illuminated wall sign (channel letters and logo)	Submitted 8/6/2025. Comments back to applicant. Pending resubmittal.	Marysol	2	
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; Applicant provided a GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 8/11/2025. 2nd application submitted 9/29/2025, 2nd application incomplete letter 10/28/2025, new 60 day resubmittal period ends 12/27/2025 and 90 days ends 01/26/2025; GC 65589.5(h)(6)(D)(ii) City response to applicant to be sent week of 10/28/25	Bret	2	
25-2356-DP/CDP/TTM	Spencer Kallick	5885	Carpinteria Ave.	191 housing units	Submitted 6/17/2025. Incomplete 7/17/25. 2nd submittal 10/15/25 under review.	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. Pending resubmittal.	Marysol	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. Resubmittal 8/5/25. Incomplete 9/2/25.	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. Resubmittal 8/6/25 with reduced project scope. Waiting for additional applicant info.	Megan	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. Scheduled for ARB review on 9/25/2025.	Syndi	3	Yes

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. Phase II submittal 8/25/25. Incomplete 9/16/25. ARB scheduled for 10/16/25 per Spectrum Act shot clock; ARB continued the item on 10/26/25; applicant initiated shot clock tolling after meeting beginning 9/17/25 and extended PC hearing date to 12/2/25; applicant's attorney extended 2nd tolling again to move the PC hearing date to 01/05/26; applicant sent 3rd email to City with recommendation to extend the tolling to reschedule PC hearing to the 2/26 PC hearing and awaiting Verizon's concurrences, Applicant looking into hiring As historical architect, alternative locations, and different types of stealth for the antennas including flag pole type. As of 10/28/25, awaiting revised submittal from applicant to set a schedule for the ARB meeting continued on 10/16/25. Exsting tolling expires 11/11/25..	Bret	3	
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. Resubmittal 8/12/2025. Complete 9/11/20205. Scheduled for Prelim ARB review on 10/16/2025.	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	
25-2365-SIGN	Extra Mile at Chevron	4290	Via Real	sign replacement (illumiated). Repainting.	Submitted 8/21/2025. Matters by Staff 9/25/2025. Director Approved.	Marysol	4	
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; FLAN issued.CCC Appeal period ends 8/1/2025; No CCC Appeal filed. Project ready for annual implementation by County.	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. TUP Approved with conditons 9/11/2025	Bret	4	
25-2349-CDP/ADU	Mark Gonzales	1159	Church Lane	New 554sf attached ADU	Submitted 5/22/2025. Incomplete 6/18/2025. Resubmittal 7/10/2025. Director approval 8/7/2025.	Syndi	4	
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. Director Approval 8/13/2025. Building Permit in process.	Marysol	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	
25-2334-DPR	Shepard Place Apts Improvements	1069	Casitas Pass Road	Exterior improvements	Submitted 2/24/25. Incomplete 3/25/2025. Complete on 6/23/25. Prelim ARB review completed 10/16/2025.Scheduled for Director's decision.	Mindy	4	Yes
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	
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	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
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. Prelim ARB review on 7/31/2025. Tentatively scheduled for PC review on 11/3/2025.	Syndi	5	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, 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	
23-2231-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 2025 to review new changes.	Megan	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. GPUC on 9/15/25 to review public comments.	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	
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. ARB preliminary approval 7/31/25. PC approved 10/6/25.	Megan	6	
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. PC approved on 8/4/2025.	Syndi	6	
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. PC approved on 8/4/2025.	Syndi	6	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
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 sent 12/17/24. BP submitted 9/24/24, Planning corrections required on 11/4/24 and prior to routing for plan check. Applicant proceeded with at risk plan check without addressing 11/4/24 comments. Applicant asked PW to pause plan check 9/16/25 due to potential redesign due to underway Geotechnical report.			
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Bret	6		
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	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	
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. Approved by PC on 9/2/2025. No City Council or Coastal Commission appeals filed. Awaiting BP submittal.	Bret	8	
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	8	
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. City Council accepted mods 4/14/25. Now in effect.	Mindy/Megan	8	
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. ARB 7/31/2025. Director approved. Schedule for Final 11/13/2025.	Marysol	9	

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. Tentatively scheduled for Final ARB on 10/16/2025.	Syndi	9	
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	
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. Appeal filed with CCC 7/30/2025. SI Hearing w/ CCC scheduled 10/8/25.	Nick/Luis	11	

17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
25-2361-CDP/ADU	Tom Burns	4819	Dorrance Way	Convert (e) 471sf detached garage/storage to a 471sf ADU	Submitted 7/24/2025. Director approval 6/21/2025. BP#14907 submitted 9/2/2025. In plan check.	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. Application for Director Decision on Deli Annex Revision 4/16/25. Director Approval 5/27/25. No Appeals Filed on 6/9/25. FLAN 6/9/25. BP submittals on 6/12/2024 and 7/17/25. Shell BP planning review, COA changes to plans required 10/30/25;	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	
23-2218-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	

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	
24-2282-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, BP TEX until 2/25/2026.	Syndi	13	
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. CDP TEX approved thru 1/24/2026. BP#14364 issued 2/24/2025; with BP TEX expires 12/16/2025 w/o inspection prior.	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	
25-2342-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 issued 7/31/2025.	Syndi	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	
24-2324-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	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	

24-2306-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	14	
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
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. BP issued 7/24/24, under construction.	Brian	14	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction.	Syndi	14	
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. BP#14301 issued 10/8/2024.	Syndi	14	
24-2273-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	illuminanted 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. Map to CC for acceptance 9/22/2025.	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	
23-2257-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	
23-2236-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 issued 11/2024. Under construction.	Marysol	14	
23-2221-DPR/CDP	Justin Klientner	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. Appeals filed 6/16/2025. PC scheduled 8/4/2025. PC Denied Appeals 8/4/25. BP issued 9/26/25.	Bret/Nick	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. DPR for conversion of commercial to hotel use (6) units.	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. DPR for commercial to hotel use (6 units). Complete letter issued 5/5/25, CCD approval 6/6/2025, PC appeals filed 6/16/2025, PC appeal denied 8/4/2025. BP issued for 6 hotel units 9/23/2025, 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	
22-2184-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	
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 issued 9/9/2025.	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	

20-2057-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. BP#14153 issued 9/4/2025.	Syndi	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	
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. Final inspection 8/4/2025.	Syndi	15	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. CofO issued 9/3/2025.	Syndi	15	

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. Final inspection 9/15/2025.	Syndi	15	
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	X	
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. Expired.	Nick	X	
Last updated					10/28/2025 16:43			

BUILDING PERMIT REPORT

10/1/2025 - 10/28/2025

Permit #	Application Submittal Date	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
14977	10/28/2025		003-920-030	4527 Carpinteria Avenue, Unit B	JOHNSON, RONALD G & LISA L SURVIVORS TRUST 9/3/99	Proposed remodel to existing second floor master bedroom into 2-bedrooms, 255 sq. ft. Replace bathroom tub, same size and location.	15,200	In Review Building		
14976	10/27/2025	10/27/2025	004-010-041	1473 Azalea Drive	PILTZ FAMILY LIVING TRUST	Remove 2 layers of composition shingles from pitch roof and 1 cap sheet from flat roof. Install solid plywood sheathing. Re-roof with Landmark dimensional shingles on pitch roof and PVC on flat. 20 squares, shingles, color like for like, PVC/White.	25,750	Issued		
14975	10/27/2025		003-600-012	4646 Aragon Drive	GILLEN, AARON	Replace existing 100 electric panel to a 200 amp electric panel in the same location.	1,500	Ready for Pickup		
14974	10/24/2025	10/24/2025	003-351-017	513 Arbol Verde	KELLY, GARY & MARGARET LIVING TRUST 12/1/05	Replace existing 40 gallon water heater with a Bradford White URQ Series.	3,945	Issued		

14973	10/23/2025		003-153-012	4930 Carpinteria Ave	William & Elizabeth Wood	Relocate electrical panel from east wall of stairwell to south side of building. New panel will have same electrical load and will be painted to match exterior of building, also will be recessed if possible. The source of power will be moved under ground, corresponding concrete will be redone around point of entry, this will need to be verified in field and subject to SCE approval.	0	In Review Planning		
14972	10/23/2025		001-190-056	1025 Cindy Lane	MARQUART TRUST 5/10/13	Permit "as-built" minor interior tenant improvements: non-load bearing partition walls, new sink and water line extending from existing adjacent restroom, and 42 electrical outlets and electrical box affixed to the wall at 36-inch above floor level.	0	In Review Building - BV		
14971	10/23/2025		003-542-014	1322 Sterling Ave	LEE FAMILY LIVING TRUST 11/9/04	Electrical panel upgrade - 200-Amps OH. Same location. Subject to SCE approval.	1,275	Ready for Pickup		
14970	10/21/2025	10/20/2025	004-008-051	4476 La Tierra Ln	WALLACE, BRENT	Solar App SA20251020-7273-46-7-A: PV+ST 16 JAM54S31-405/MR solar modules 2 1707000-XX-Y {11.5kW} inverters 2 1707000-XX-Y {11.5kW} ESS Existing System: Yes New Subpanel count - 1 System Size: 6.48 kW DC (11.4 kW AC)	0	Issued SolarApp		

14969	10/21/2025	10/17/2025	003-340-019	5521 Calle Ocho	HULOT LLC	Solar App: SA20251016-7273-44-16838-A:PV+ST 15 ELNSM54M-HC-400 solar modules 1 SE5700H-US {240V} inverter 1 aPower Xyyy {240V} ESS System Size: 6 kW DC (5.7 kW AC). REVISION #1: SA20251016-7273-44-16838-B: PV+ST 15 ELNSM54M-HC-400 solar modules 1 SE5700H-US {240V} inverter 1 aPower Xyyy {240V, 5 kW} ESS System Size: 6 kW DC (5.7 kW AC)	0	Issued SolarApp		
14968	10/21/2025	10/20/2025	004-007-043	1532 Nantucket Ct	Gary Blair	Solar App Approval SA20251020-7273-45-4891-A : PV+ST 18 VSUN435N-108BMH-BB solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS System Size: 7.83 kW DC (11.5 kW AC)	0	Issued SolarApp		
14967	10/21/2025		001-470-028	1128 Calle Lagunitas	KISOR, MICHELLE K	Change out (e) AC System and add disconnect for the AC system	0	Pending - Incomplete App		
14966	10/16/2025		001-190-056	1025 Cindy Lane	MARQUART TRUST 5/10/13	As-built Floor plan changes	0	Pending - Incomplete App		

14965	10/16/2025		004-005-003	5315 Foothill Rd	GIRLS INCORPORATED OF CARPINTERIA	GIRLS INC.: INSTALL DRAGON Q ENERGY POWER POLE WITH .46 KW OFPV AND INTEGRATED 7.5 KWH BATTERY AND INVERTER WITHPOWER SUPPLY. THIS SYSTEM IS NOT CONNECTED TO THE GRID, AND NOONSITE ELECTRICAL OR CONSTRUCTION REQUIRED ASIDE FROM ASSEMBLY PER MANUFACTURER GUIDELINES.	5,000	In Review Planning		
14964	10/14/2025		003-600-008	1445 Carnation Place	CALLAWAY KEVIN/GAIL	225/200 amp panel upgrade with a 200 amp main breaker.	3,000	Issued		
14963	10/14/2025		001-262-005	5418 El Carro Lane	BORAX DONALD FAMILY TRUST 3/26/15	Replacing 40 gallon gas water heater inside garage with a 65 gallon Bradford White Aerotherm hybrid heat pump water heater.	7,500	Ready for Pickup		
14962	10/13/2025	10/13/2025	004-019-001	1330 Santa Monica Road	CAMPUZANO, FILIBERTO	40 Gallon Water Heater change out same location in the wash room.	2,848	Issued		
14961	10/9/2025		001-190-091	6392 Via Real	DAKO NORTH AMERICA INC	Stucco repair due to weather damage/water infiltration. No other work and no PME as part of this scope.	300,000	Ready for Pickup		

14960	10/9/2025		003-312-012	4956 5th Street	COLETTA SURV'S TRUST 4/21/00	1. Renovate 4 apartment units into 6 units. This applicant is invoking state density bonus law to create nine units, of which Unit 101 and 103 will be restricted as low-income rental units. 2. Replace all exterior windows & doors. 3. New mechanical hvac for all units. 4. New exterior plaster. 5.Updating parking and trash areas. 6. Updating laundry room to janitor closet.	850,000	Pending - Incomplete App		
14959	10/9/2025	10/16/2025	004-010-067	4645 El Carro Ln	WEINBERG, ELIZABETH ANNE	Replace (e) 4 windows with retrofit vinyl windows. Egress requirements for bedroom windows must be met.	5,172	Issued		

14958	10/9/2025		003-212-018	4337 Carpinteria Ave	BERTRAND, DAVID G REVOCABLE 2017 TRUST 11/13/17	Remove (e) reddish brown tile roof. Haul debris to landfill. Install new 24 gauge standing seam aluminum metal roof. 12" on center, 1.5" seam height. Class A roof. "Roof color Taylor Made Standard Kynar 500 Dark Bronze SRI-22 . Eaves and rake 3 inch metal. Gutters and downspouts double bead half round copper. Wooden elements on building (such as columns, headers, decking) painted a color to go with the new roof color and the existing window trim. [ARB Review 9/25/2025]" 10 Squares total	50,000	Ready for Pickup		
14957	10/9/2025	10/2/2025	003-542-014	1322 Sterling Ave	LEE FAMILY LIVING TRUST 11/9/04	Solar App: SA20251002-7273-41-7-A: PV+ST 8 ELNSM54M-HC-410 solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS System Size: 3.28 kW DC (11.5 kW AC)	0	Issued SolarApp		

14956	10/7/2025		003-382-012	5559 Calle Arena	POLADIAN, MELINDA JEAN	New 2,631 SF 2-story SFR with attached 400SF 2 car garage and 1 guest spot	12,000,000	In Review Building - TN		
14955	10/7/2025	10/16/2025	004-008-016	1474 La Jolla Pl	Lauren Choy and Michael Handler	Upgrade (e) panel from 100 amps to 200 amps. SCE Location approval required.	7,318	Ready for Pickup		
14954	10/2/2025	10/6/2025	001-272-001	5405 Shemara Street	PENA, GABRIEL	Removing 30 year old composition. Like for like. Replacing with 30 year new compostiion. Charcoal color. 25 squares.	10,000	Final		

Total Records: 24

10/28/2025