



Planning Commission Meeting Agenda

Monday, December 1, 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 November 3, 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

- 2) 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 revision to the Conditions of Approval for 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

- 3) Architectural Review Board Meeting Minutes of September 25, 2025
- 4) City calendar for the month of December 2025
- 5) Planning Activity Report as of November 25, 2025
- 6) Building Permit Report as of November 25, 2025

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, JANUARY 5, 2026

ADJOURNMENT

NOTES

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action.

If you challenge any of the Planning Commission's decisions related to the agenda items above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence to the Planning Commission prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (Lorenae@carpinteriaca.gov) or the California Relay

Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Wednesday, November 26, 2025 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Allen. Commissioners Present: David Allen, Chair John Moyer, Vice-Chair Jane L. Benefield Glenn La Fevers Alexandra Van Antwerp Others Present: Nick Bobroff, Community Development Director Syndi Souter, Senior Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Allen led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Commissioner Benefield stressed the importance of voting on Election Day, Tuesday, November 4th.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held August 4, 2025 (item continued from October 6, 2025 meeting) MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 3-0-2 (Benefield and Allen abstained) to approve the minutes of the regular Planning Commission meeting of August 4, 2025, as submitted. 2) Minutes of the regular Planning Commission meeting held September 2, 2025 MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Benefield, the Planning Commission voted 5-0 to approve the minutes of the regular Planning Commission meeting of September 2, 2025, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING	NEW PUBLIC

3) Burgess-Birk Residence Remodel & Addition, 25-2328-CUP/CDP/ARB Address: 748 Maple Avenue Applicant: Dylan Chappell, architect, for Gordon Burgess and 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. DISCLOSURE OF EX-PARTE COMMUNICATIONS Commissioner Moyer said he drove by the property. Commissioner Van Antwerp shared that she walked Maple Avenue to Seventh Street and viewed a video of the ARB meeting. Commissioner Benefield said she also went to the property and viewed the ARB meeting. Chair Allen disclosed he drove to the property and viewed it from a few angles. Senior Planner Syndi Souter presented the staff report. She reviewed action options and said staff is recommending adoption of Resolution PC-25-010 and approval of the project. Commissioner Benefield asked if the property had been cited by the City. Souter explained that over a decade ago the property's front and back structures were cited at separate times, there had been a citation around five years ago for overgrown bushes in the front yard, and there was a recent complaint about the back structure that led to an inspection and recommendation for soft story construction retrofitting to the garage door openings. Commissioner Benefield asked how one structure could be left dilapidated while the other is not, and how it is justified to rely on the back structure for the front structure's parking.	HEARING
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Senior Planner Syndi Souter said it is one legal lot with two structures and four on-site parking spaces, two for the front and two for the back. Regarding the dilapidation, she explained that the back unit is now vacant and has been re-roofed and will be painted.

Community Development Director Nick Bobroff added that there is nothing in the zoning code that requires both structures to be improved. He said the back structure is still habitable and all they can do is encourage the client to make improvements. Regarding parking, it is provided by the back structure and still meets code requirements.

Commissioner Van Antwerp asked what would need to occur to keep the tree from being removed that is in the middle of the proposed driveway. Souter explained it is causing problems with the sidewalk and pavement, and the existing driveway would require a curve to work for the new house.

Chair Allen asked if the 12-foot driveway could be expanded toward the Jacaranda tree. Souter said the maximum allowed driveway width is 16 feet, and she does not believe a driveway that wide would work. She said that they did not ask for an arborist report because it's a city-owned street tree.

Bobroff explained that as a city-owned tree, its removal would require a recommendation from the Tree Advisory Board and City Council approval.

Commissioner Van Antwerp asked about the age of the tree, noting there are many beautiful Jacaranda trees on that street, and she didn't notice any sidewalk buckling. Souter answered they don't know how old it is, but it is 20 inches in diameter.

PUBLIC HEARING OPENED

Dylan Chappell, applicant/architect, made the following points about the tree: It is clear it is lifting and damaging the hardscape. If they were to keep the driveway where it is, it's very narrow, up against the property line and not ideal for backing in and out. The tree is in the public right-of-way and there is currently no sidewalk, but a sidewalk is required to be installed. They'd like to keep the tree but cannot see a solution without having a problem with the sidewalk and driveway.

Chappell said Gordon and Selena have owned the property for a few decades and it has always been their plan to retire in Carpinteria. He noted there are a lot of structures that don't comply with the setbacks, along with

every structure in this area. He acknowledged the “weird” history with the project, and, among other things, said it was difficult to do anything due to the back tenant who had been there almost three decades. He commented that he thinks you will see pride of ownership, noting that they plan to live there, improve the property, and there is a landscaping plan. He said the house is 21 feet tall, with a wedding cake design for the second story, and they have abided by all city guidelines, rules and regulations.

Property owner Selena Burgess-Birk spoke about how they visited Carpinteria their whole lives and now that she, her brother, and sister are at or near retirement they are excited to do this. She explained that they decided to change the plant plan to more perennials. She said she looks forward to the commission’s feedback and moving the plans forward.

Property owner Gordon Burgess said 50% of the 11 parcels on that block have easements for driveways, with their property not an unusual one, and 100% of recent builds are legal non-conforming. He explained that the three parcels on that block had been owned by the same family and all were lost to foreclosure in 1995-96. Because all three were owned by the same person, there wasn’t initially a recorded easement. However, after foreclosure when the properties were owned by different banks, the bank that owned their property compensated the one that owned the corner property in exchange for the recordation of an easement. (Souter noted the commissioners have copies of the recorded easement).

In response to questions about their ownership history, Burgess explained they have owned it for 27 years and their work lives didn’t allow them to move forward earlier. The front unit was kept vacant, they hired a gardener after an agreement for yard work from the back tenant didn’t work out, and the tenant had moved out just before the latest citation. Regarding the second dwelling’s condition, he said they have quotes for window replacement and plan to have all matching garage doors and compatible paint colors, but they are awaiting approval from ARB for the front residence before starting.

Patrick O’Connor, ARB member and resident of District 5, said the second structure should be included in the development plan. He explained at some time the property transitioned from single family to multi-family at which time a Conditional Use Permit should have been required. He said if the property became non-conforming there should be an evaluation of the veracity of those changes. He said there are going to be an awful lot of these cases coming forward due to properties all over Downtown and Old Town like this. He described a recently approved project as “bad planning” where a dilapidated structure was left with a Conditional Use Permit for only a

corner of the property. He said a joint committee between Planning and the ARB had been formed to address this and should be brought back to change ordinances and zoning for Old Town and Downtown properties.

Shane Unterthiner of 5110 Seventh Street, the closest homeowner to the Burgess property, asked for a continuation until the easement agreement can be located and his attorney can address it. He clarified the last citation was in August of 2023 and said there was 30 years of undergrowth before the yard was cleaned up. He spoke about the stress the property caused him and his neighbors, noting for 30 years they were subjected to an abandoned house with rats and racoons running out of it, with every complaint to the City met with hostility. He reiterated his request for a continuation.

Public comment letters were submitted prior to the hearing by Patrick O'Connor and Linda Short.

PUBLIC HEARING CLOSED

BREAK – Chair Allen called for a short break.

Chair Allen stated that he reviewed the grant deed for the easement and it appears standard and legal.

Commissioner Moyer said he does not have a problem with taking the tree out, the discussion on the back unit is appropriate, and he would approve this project that is in a unique situation. He described Carpinteria's housing stock as old and dilapidated, and approving a lot of these projects has made it a better place. He believes it is to everyone's benefit to approve the project, citing the housing shortage. He said they do not sound like super good neighbors, but it is not his job to pass judgement.

Commissioner Van Antwerp asked for feedback about having a condition to save the tree based on further study by Public Works. She believes the tree is 35-40 years old and said it is one of several on Maple Avenue that provide the canopy we need.

Chair Allen said he prefers to curve in the driveway and leave the tree. He added if there is consensus to save the tree, they can offer the applicant the opportunity to move forward with that condition or continue the hearing after the Tree Advisory Board reports back. He expressed support for the project, noting past owner history is not relevant to their decision. He said we do not have the authority to require work on another structure on the property.

Commissioner Benefield said the property's history does not bode well for the applicant, and their 30-year track record does not show they will do what they say. She said she would never in a million years approve removal of the tree unless it was diseased. Regarding setbacks and non-conformance, she doesn't care so long as housing is provided. She said the tree stays or she votes against it, or she will go along with a condition.

Commissioner La Fevers expressed support. He said regardless of the history, the project is a good use of the parcel and he can support the findings for continuation of the non-conforming use, which is a setback issue they often deal with. The project fits the character of the neighborhood, the height is not overwhelming, and they aren't maximizing every opportunity on the property. He does not have a problem with the existing structure and noted the applicant's intent to improve it.

Upon La Fevers' request, additional details with respect to retaining the Jacaranda tree and how the driveway and sidewalk alignment would be impacted were provided.

Commissioner Moyer said he supports going along with the consensus for conditioning the tree.

MOTION

Chair Allen moved to approve attached Resolution PC-25-010 thereby approving Project 25-2328-CUP/CDP/ARB to allow a remodel and construction for a total of 1836 square feet of additions to an existing legal non-conforming 997 square foot single family residence at 748 Maple Avenue to accept a categorical exemption as identified in the California Environmental Quality Act and with staff revising the existing Conditions of Approval to provide that the driveway access will remain where it currently is and that it may be slightly widened if that is possible without affecting the existing Jacaranda tree.

Allen acknowledged the neighbors' outrage, stating that hopefully in moving forward everyone will see considerable improvement. He stated the Planning Commission must act on the project before them.

Comments on his motion followed. Commissioner Moyer thought they were conditioning the tree to be reviewed by the arborist who would prepare a report for the City Council. Commissioner Van Antwerp had meant for the tree to be retained and for Public Works and a certified arborist to review the plan to protect the roots.

Community Development Director Nick Bobroff clarified if the tree was

retained there would be no need for it to be reviewed by the Tree Advisory Board, and if the applicant is agreeable to that, then it stops there. Discussion took place on whether the Planning Commission should move forward with a definitive condition or continue the hearing after a Tree Advisory Board review. The commissioners agreed they would keep the condition to retain the tree as stated in the motion without further review. MOTION PASSED Commissioner La Fevers seconded the motion. Motion passed 5-0 by the following roll call vote: Van Antwerp voted yes, Moyer voted yes, Benefield voted yes, La Fevers voted yes, and Chair Allen voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield asked for an update on the Via Real Hotel project. Community Development Director Nick Bobroff explained it is currently in plan check and working toward construction permits. Project approvals are expiring in early 2026 and new authorization would be needed if the approvals expire prior to start of construction. Chair Allen asked for feedback on Patrick O'Connor's comments about a zoning amendment addressing changes from single-family to multi-family zoning. Bobroff said he would prepare a report. Chair Allen brought to attention there is work activity at the Chevron site on weekends despite the conditioning. He questioned who the contractors are, for how long and what else can be expected. Bobroff said they are working on improving communications with Chevron and the various players, noting SCE recently replaced a utility pole without first notifying the City. He also described other recent permit-exempt work, of which the City was notified, related to the former Pitas Point odorant and metering facility. Commissioner Van Antwerp asked for more details on the Development Review Committee brought up by Patrick O'Connor. Bobroff provided background on the committee and how efforts stalled out, citing Covid, quorum issues and state housing laws. Although it could be brought back, he does not know if they have the capacity to take it on at this time.	MATTERS PRESENTED
DIRECTOR'S REPORT 4) Architectural Review Board Meeting Minutes of July 31, 2025	DIRECTOR'S REPORT

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 Bobroff reviewed distributed materials and reported on upcoming projects. Applications remain incomplete for projects at 6380 Via Real (90 units), Bluffs 1 (around 200 units) and Ogan Road. Recent ARB reviews include the Verizon Wireless installation on Linden Avenue and Shepard Place Apartments site improvements. He said the appeal of Chevron's decommissioning project was dismissed by the CA Coastal Commission. He announced three agricultural properties proposed to be rezoned in the County Housing Element (Bailard Red Tail and Van Wingerden-owned properties across from the high school and behind the Via Real Hotel project) will be considered by the CA Coastal Commission this Thursday, November 6th.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF Monday, December 1, 2025 – All plan to be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Allen adjourned the meeting at 7:20 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 1, 2025

ITEM FOR CONSIDERATION

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

Request for approval of a revision to the Conditions of Approval 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-25-011, thereby approving Project 25-2328-CUP/CDP/ARB with revised conditions of approval 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 scope of this review involves a requested revision to the conditions of approval for the project that would allow for the removal of a Jacaranda street tree to accommodate an expanded driveway on Maple Avenue for access to the project site. The full project description is as follows:

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.

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 B.

Planning Commission

The updated plans were reviewed by the Planning Commission at their November 3, 2025 meeting. At the meeting, two members of the public commented on the proposal: one with concerns about inclusion of the back unit on the property into the project scope, and one with a request for the project to be continued so they could research an easement. Two public comment letters were received regarding the project, both regarding inclusion of the back unit on the property into the project scope.

Generally, the Planning Commissioners were supportive of the merits of the project as presented. However, during the review of the project, several Planning Commission members raised concerns about the expansion of the driveway on Maple Avenue and the proposed removal of the Jacaranda street tree, in alignment with the ARB's comments on the project. After a lengthy discussion in which the majority of the Commission expressed a strong desire to see the street tree retained, the project was approved with a 5-0 vote contingent on the addition of the following Condition of Approval:

2. The driveway access to the site from Maple Avenue shall remain in the existing location with minimal expansion to avoid damage to the 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree that is located immediately adjacent to the driveway. **Plan Requirements:** Staff shall review final plans for compliance with this condition. **Timing and Monitoring:** Staff shall review the driveway plans prior final ARB review and prior to issuance of any construction permits, and staff shall monitor in-field during construction and verify compliance prior to final inspection.

At the meeting, the property owners agreed to the additional Condition of Approval. The draft minutes from the November 3, 2025 Planning Commission meeting are included in Attachment C and the final Conditions of Approval from the November 3, 2025 meeting can be found in Attachment D.

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

Pursuant to project Condition of Approval No. 29, any minor changes to a project may be approved by the City Manager and/or Community Development Director, and any major changes to a project require the filing of a modification application to be considered by the Planning Commission. Given the lengthy discussion that occurred during the Planning Commission meeting on November 3, 2025 regarding the proposed removal of the Jacaranda street tree and driveway design, staff felt that the proposed revision to the conditions of approval warranted review by the Planning Commission. The proposed revision to the conditions of approval is due to additional information that became available after the Planning Commission reviewed the project.

Subsequent to the Planning Commission's approval of the project with the additional condition of approval on November 3, 2025, the City Public Works Department provided clarification to staff regarding the project and the Jacaranda street tree. During the Public Works review of the project, it was determined that the existing site condition with the 20-inch diameter Jacaranda street tree immediately adjacent to the driveway posed a safety concern due to sight distance obstruction for vehicle ingress and egress, and that the tree should be removed (regardless of the outcome of the proposed project). As such, Public Works conditioned the project to provide a replacement street tree in an acceptable location as part of the Public Works Engineering Permit to effectuate the project (see Public Works Memorandum Condition of Approval No. 6 and subsequent email dated November 5, 2025 in Attachment A, Exhibit 3). Note that a representative from the City's Public Works Department is scheduled to attend the December 1, 2025 Planning Commission meeting to answer any questions from the Commissioners.

Given the above clarifying information regarding the need for the removal of the Jacaranda street tree for traffic safety purposes, a revision to the Conditions of Approval is being requested to eliminate the Condition of Approval No. 2 that was added as part of the Planning Commission's approval on November 3, 2025. This would essentially re-approve the project as it was originally presented at the November 3, 2025 Planning Commission meeting, including the removal of the Jacaranda Street tree to accommodate the expanded driveway on Maple Avenue and a requirement to plant a replacement street tree along the Maple Ave project frontage, subject to Public Works Department approval of the location, species, and container size. The Resolution and supporting documents in Attachment A reflect the project as originally proposed.

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-25-011, thereby approving Project 25-2328-CUP/CDP/ARB with revised conditions of approval 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-25-011
Exhibit 1 – Findings for Approval
Exhibit 2 – Reduced Plan Set
Exhibit 3 – Recommended Conditions of Approval
- Attachment B- Minutes from the July 31, 2025 ARB Meeting
- Attachment C- Draft Minutes from the November 3, 2025 Planning Commission Meeting
- Attachment D- Adopted Conditions of Approval from November 3, 2025
- Attachment E- CEQA Notice of Exemption

Attachment A
Resolution PC-25-011

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

December 1, 2025

RESOLUTION NO. PC-25-011

**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 conducted a public hearing and received evidence regarding the application for the Conditional Use Permit and Coastal Development Permit on November 3, 2025; and

WHEREAS, the Planning Commission granted approval to the Conditional Use Permit and Coastal Development Permit for the project at the November 3, 2025 hearing upon the inclusion of an additional project condition requiring the project's driveway access be revised to allow the existing street tree on the Maple Avenue project frontage to be protected in place; and

WHEREAS, subsequent to the November 3, 2025 hearing, Public Works Department staff clarified to the applicant and Community Development Department staff that the existing street tree posed a vision safety hazard and was recommended for removal irrespective of the driveway configuration; and

WHEREAS, in light of this clarifying information and the Planning Commission's interest in the protection of the street tree, staff determined that a request to revise the previously-adopted project conditions of approval to remove the condition

requiring protection of the street tree would warrant consideration by the Planning Commission; and

WHEREAS, the requested revision to the previously-adopted project conditions of approval was considered by the Planning Commission at a duly noticed public hearing on December 1, 2025; 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 revised project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED, AND ADOPTED this 1st day of December 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 1st day of December 2025.

Attachment A
Exhibit 1:
Findings for Approval

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

December 1, 2025

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

**PLANNING COMMISSION HEARING
PROJECT 25-2328-CUP/CDP/ARB
DECEMBER 1, 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 two duly noticed public hearings 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 reports dated November 3 and December 1, 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). Additionally, the proposed driveway reconfiguration on Maple Avenue and removal of the existing Jacaranda street tree that is blocking the line of sight would bring the driveway up to current standards and improve vision clearance. A new street tree would be planted in a suitable location that would not impact traffic safety. 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 reports dated November 3, and December 1, 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 reports dated November 3 and December 1, 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 reports dated November 3, and December 1, 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**

December 1, 2025

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

4353 BARTON RD.
LOOMIS, CA 95650
805.852.1677

**COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION**

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-01-2025

TITLE SHEET

G1.0

GOVERNING AGENCY

PROJECT INFORMATION

(P) PARKING 4 COVERED SPACES PROVIDED

PROJECT AREAS

5138 7TH STREET		
1st FLOOR GARAGE [LC]	930	930
2nd FLOOR UNIT	840	840
BUILDING TOTAL		1,770

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,878	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,585	43.9%
MAX LOT COVERAGE ALLOWED	2,939	50%
HARDSCAPE (IMPERVIOUS)	1594	27%
PERMEABLE PAVERS	118	2%
LANDSCAPE	1,791	30%
OPEN SPACE	2,455	42%
OPEN SPACE (MINIMUM REQUIRED)	1,176	20%

A GROUND FLOOR REMODEL AND A 658 SQ. FT. ADDITION, CONSISTING OF A 400 SQ. FT. GARAGE AND 258 SQ. FT. OF ADDITIONAL LIVING SPACE, TO AN EXISTING 997 SQ. FT. SINGLE STORY HOUSE. AND A SECOND STORY ADDITION OF 1178 SQ FT. AND CONVERT THE DETACHED GARAGE TO STORAGE. THERE WILL BE ELECTRICAL MECHANICAL, PLUMBING WORK AND SITE WORK.

SHEET INDEX	
GENERAL	
G1.0	TITLE SHEET
G2.0	SITE PHOTOS
CIVIL	
C1.0	SURVEY
ARCHITECTURAL	
A1.0	SITE PLAN / GRADING DRAINAGE
A2.0	1ST FLOOR PLAN / FOUNDATION PLAN
A2.1	2ND FLOOR PLAN / GARAGE PLAN
A2.2	ROOF PLAN / STORYPOLE PLAN
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS
A6.1	DETAILS
A7.0	SCHEDULES

LANDSCAPE

LI-0.2	HYDROZONE PLAN
LP-1.0	PLANTING PLAN



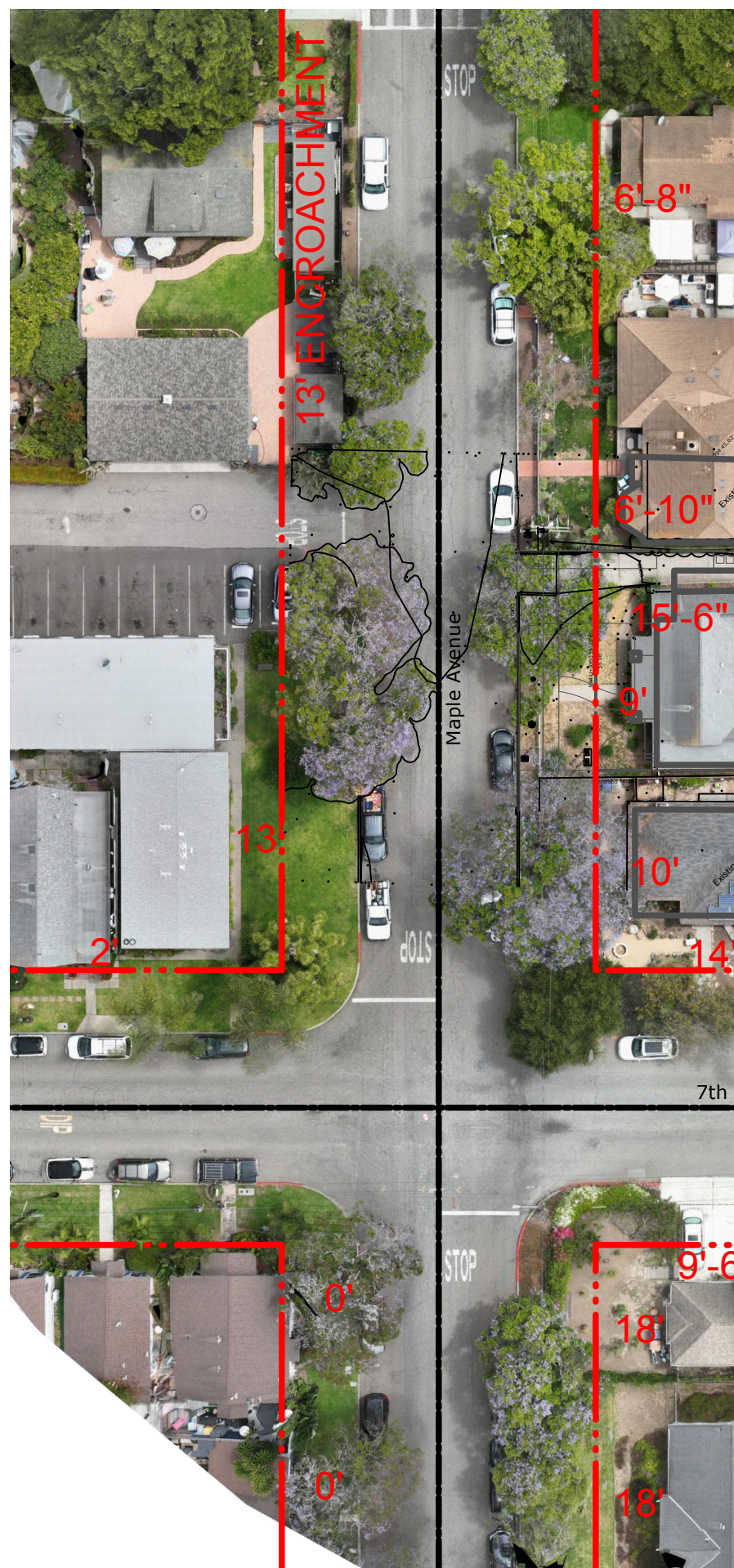
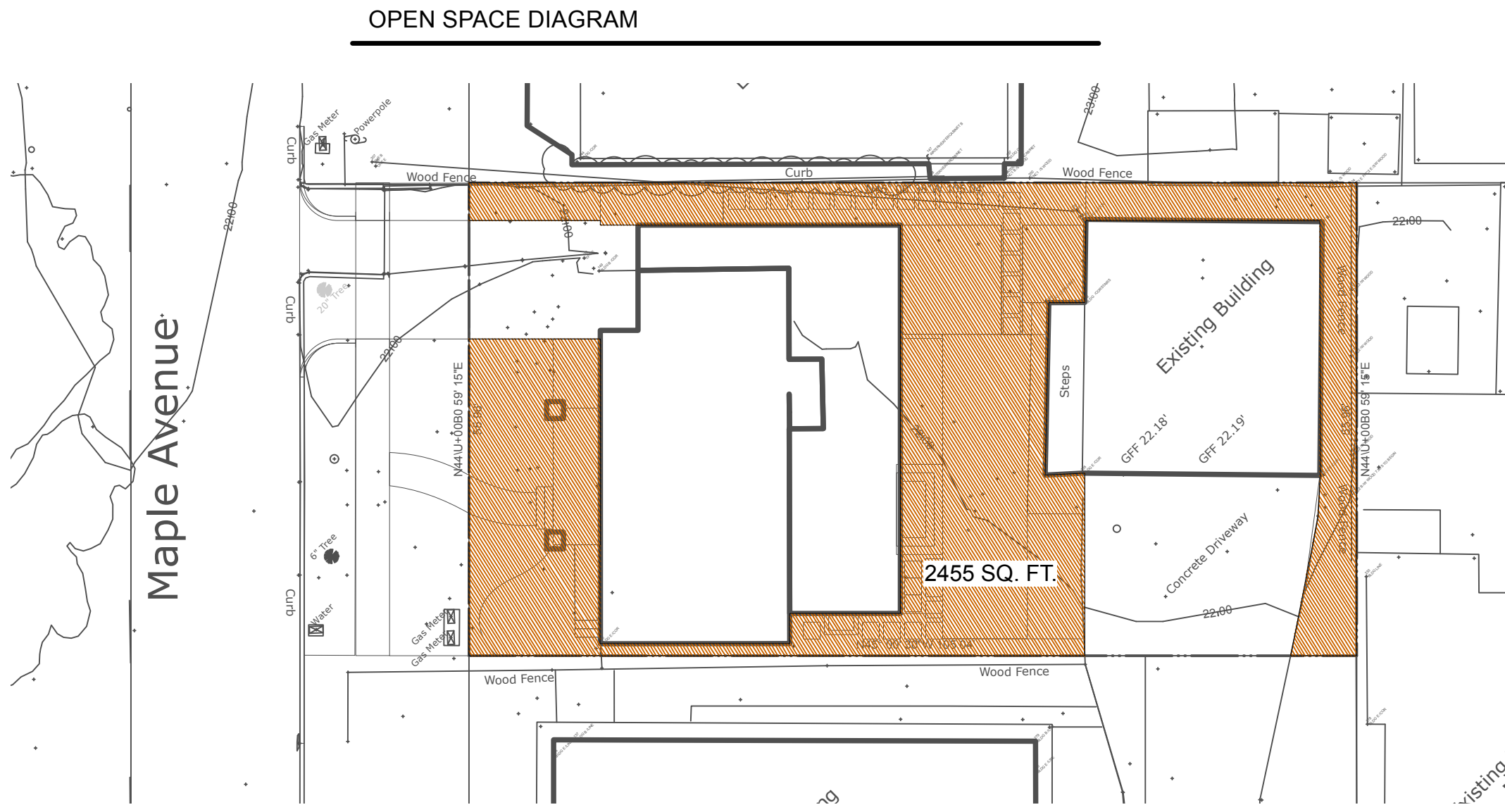
Tier 1 Stormwater Control Plan Project Data	
[Complete all fields]	
Project Name / Case File Number	748 MAPLE AVE
Project Location	748 MAPLE AVE Capistrano, CA 92613
Name of Owner or Developer	GORDON BURGESS
Project Type and Description	SFR
[Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	560
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces]	2,145
Total Pre-Project Impervious Surface Area	3,716
Total Post-Project Impervious Surface Area	4,305
Runoff Reduction Measure(s) Selected (Check one or more)	☐ 1. Disperse runoff from roofs or pavement to vegetated area ☐ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Beds



Check with local Fire Department for applicability criteria using permeable pavement



Details	
Product Type	Outdoor Sconce
Power Source	Hardwired
What is Dry, Damp, or Wet Location Rated?	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Weatherproof	Yes
Powder Coated Finish	Yes
Voltage	110 Volt
Light Fixture Shape	Square / Rectangle
Integrated LED	Yes
Integrated LED Wattage	9 Watt
Integrated LED Brightness (Lumens)	900lm
Integrated LED Color Temperature	3,000K
Integrated LED Color Rendering Index (CRI)	60
Integrated LED Rated Lifespan	50,000 hours



FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR, NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

3. CARBON MONOXIDE ALARM/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

PRIOR TO COMMENCEMENT OF ANY V

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

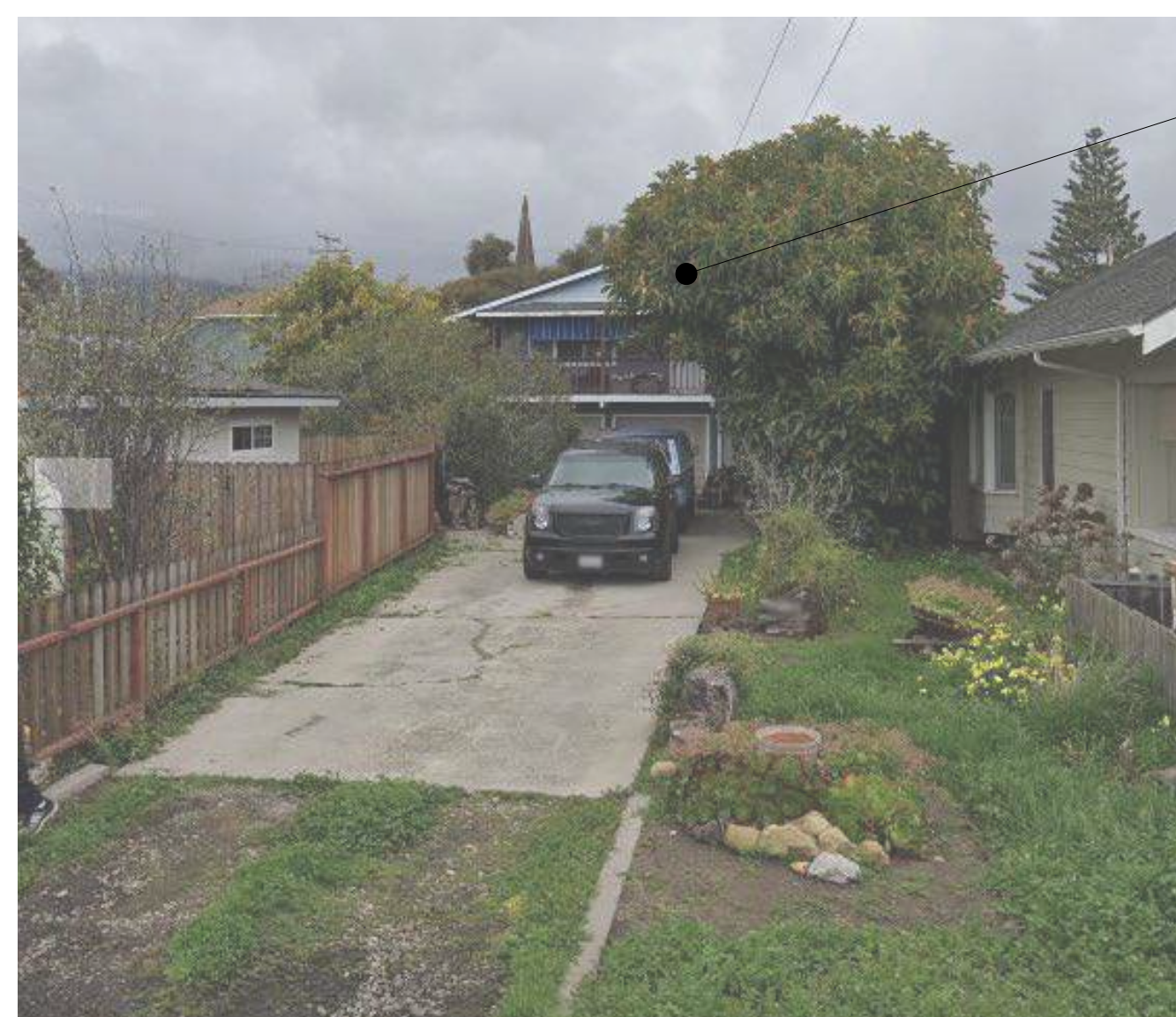
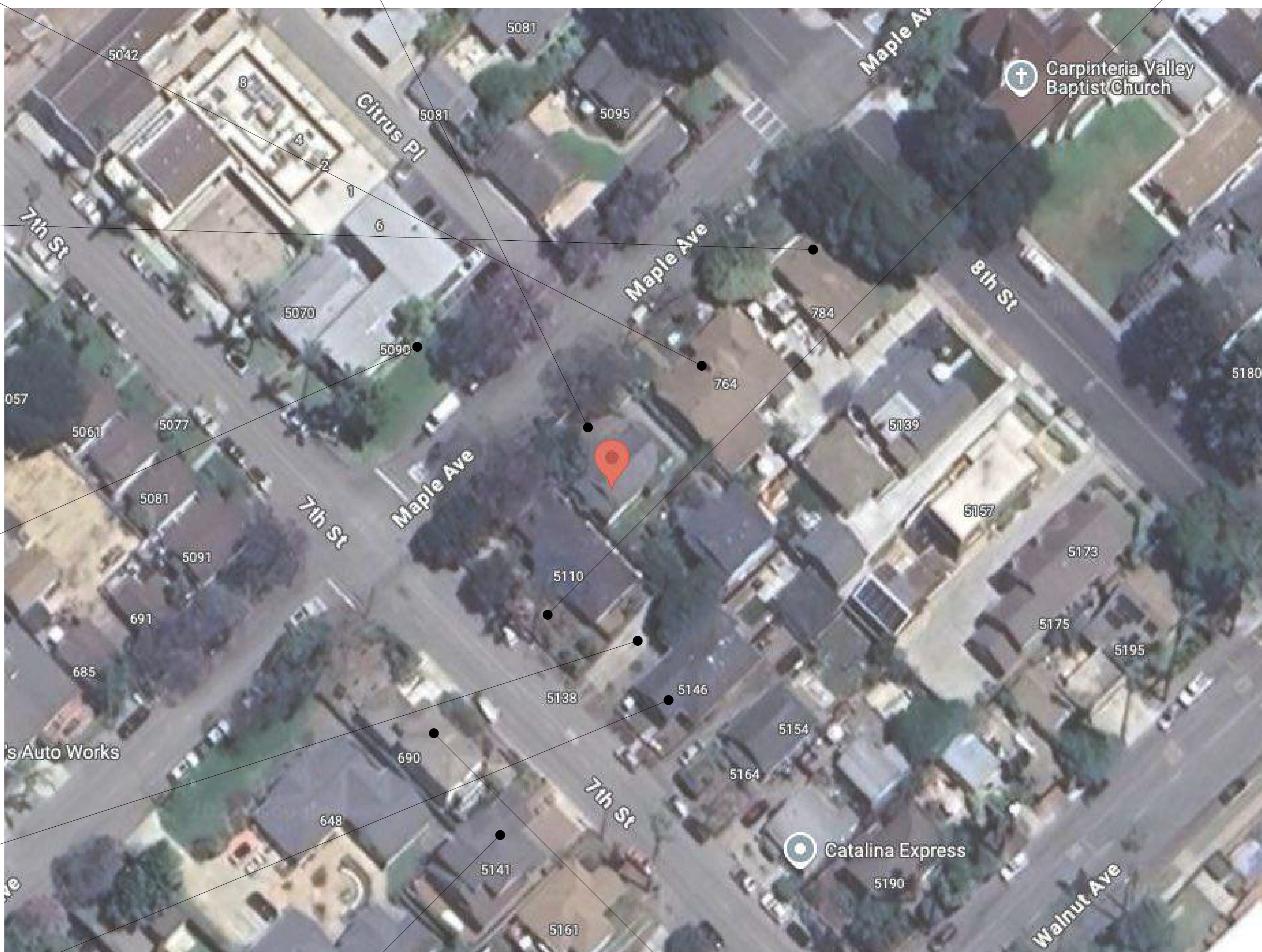
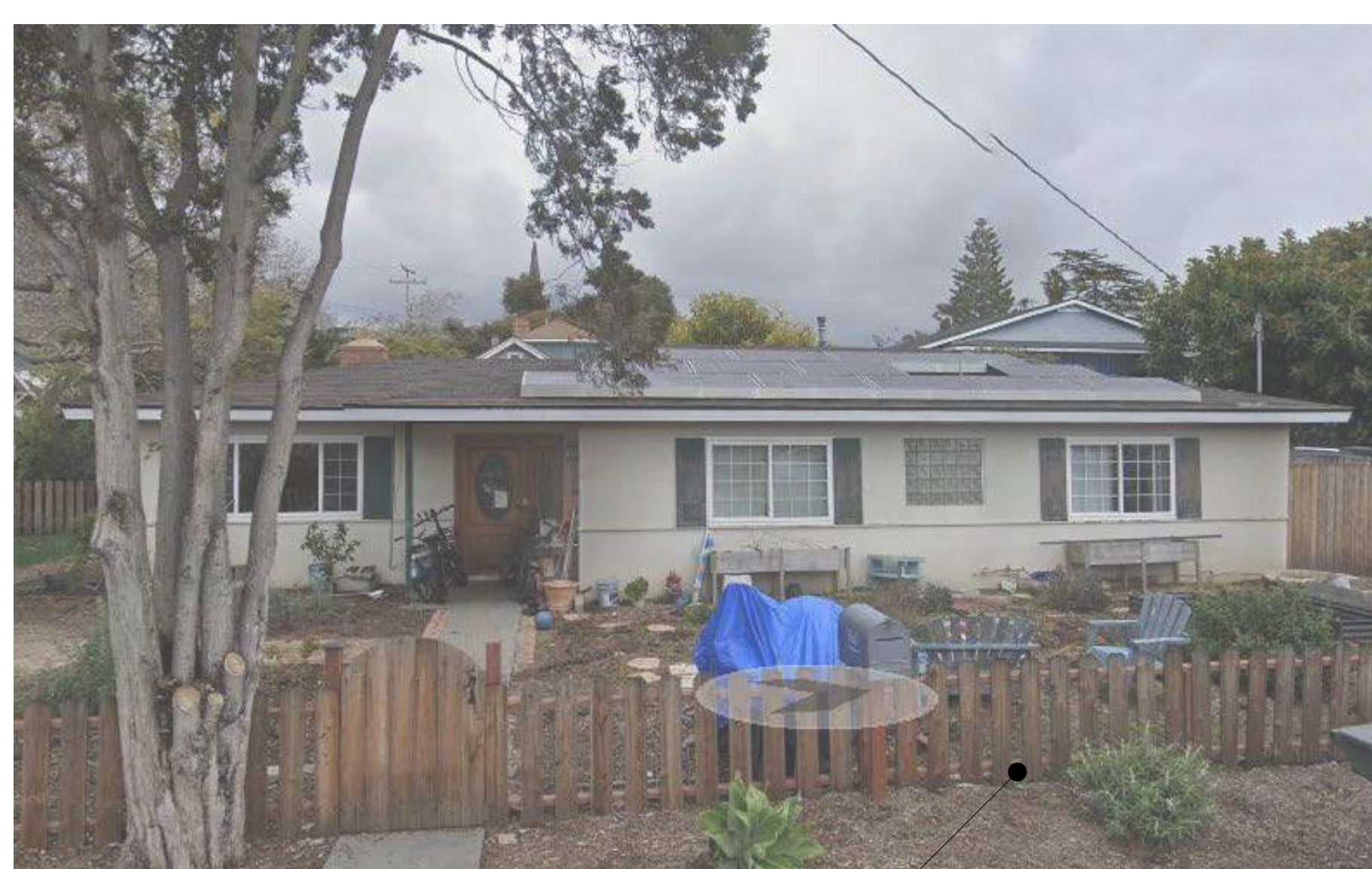
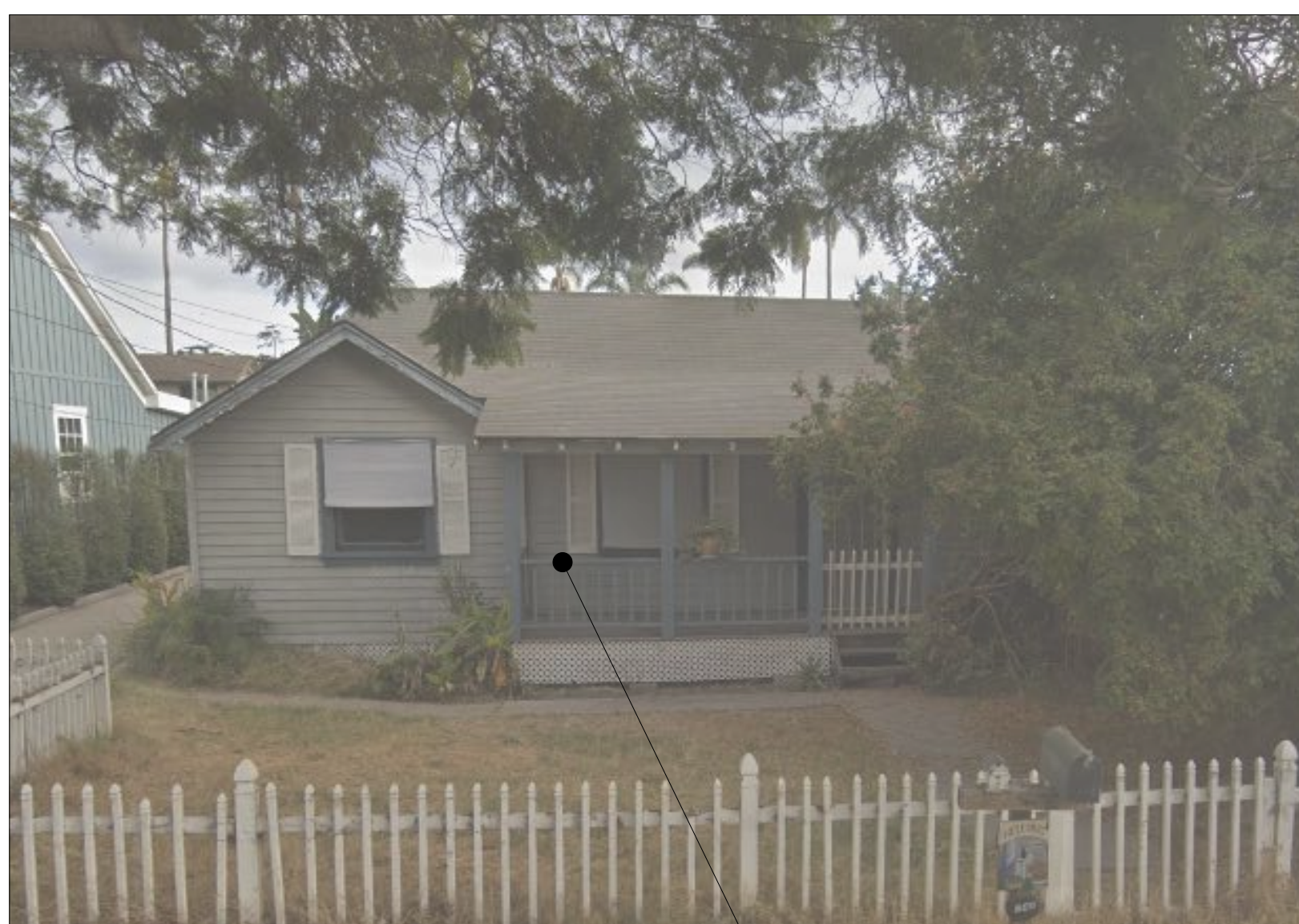
2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTANT CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT.



748 MAPLE RESIDENCE

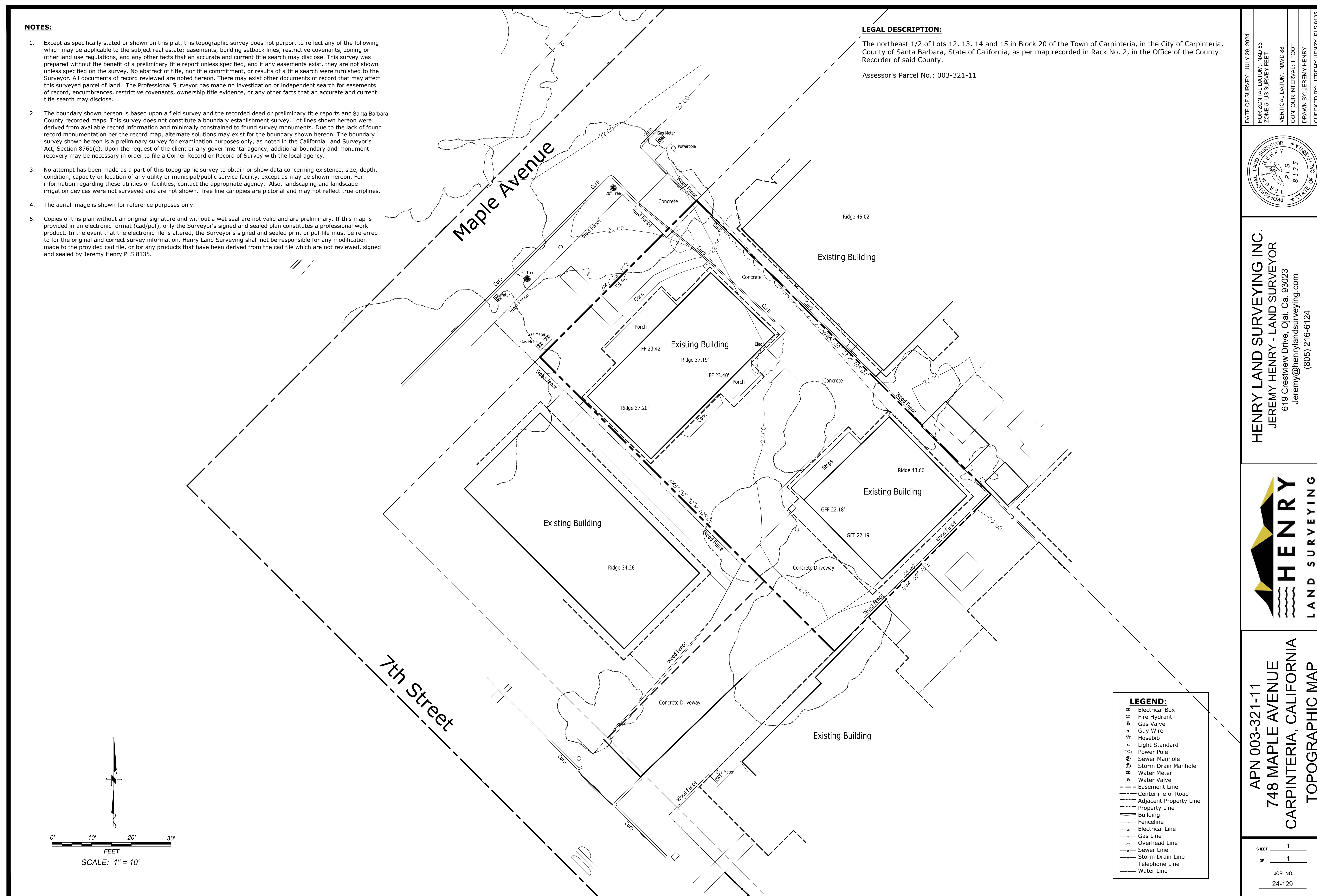
748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-01-2025

[illegible]

SITE PHOTOS

G2.0



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

- 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.

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.

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.

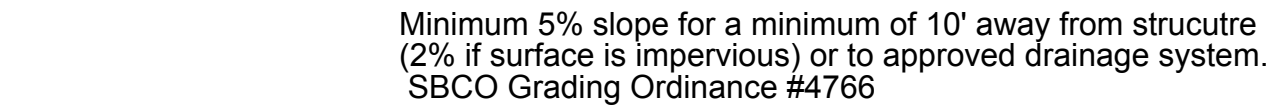
Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

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.

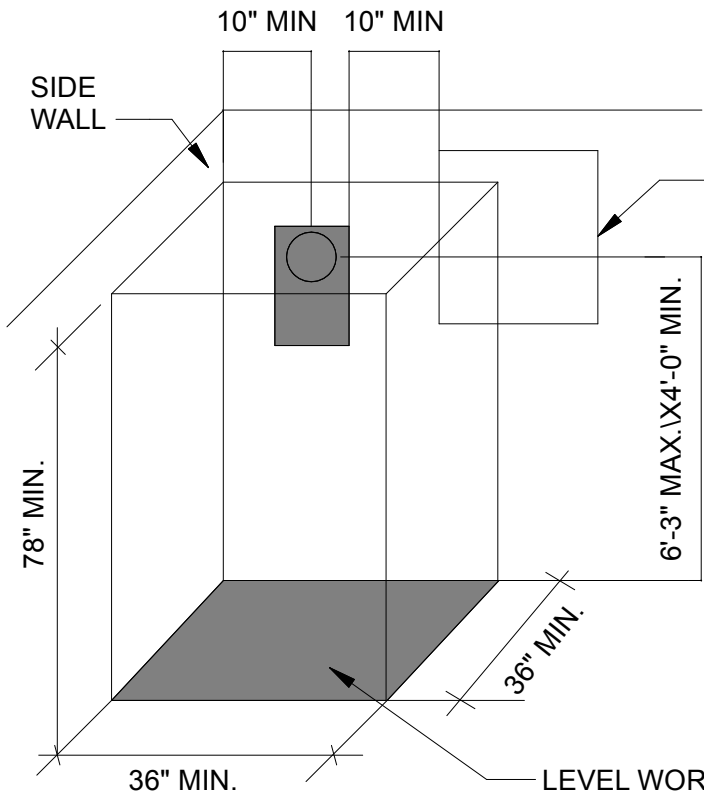
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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.



(P) PERMEABLE PAVING



SCALE 1/8" = 1'-0"

4353 BARTON RD.
LOOMIS, CA 95650
805.852.1677

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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

△ REVISION

[illegible]

SITE PLAN

A1.0

Gordon Burgess
748 Maple Street
Carpinteria, CA 93013

Ladies/Gentlemen:

Job: 24266
Date: January 8, 2025

We are pleased to present this soil engineering report to aid in the design of the proposed project.

The report is for a soil engineering investigation for the proposed project. The project is located at 748 Maple Street, Carpinteria, California.

There is anticipated to build a two story frame addition to the residence. The structures will of wood frame construction. Slab on grade and raised wood floors will be used. The building will be placed near existing grade. Some minor grading will be done. Light loads are anticipated. No basement is intended. Retaining walls are not anticipated.

The project will be safe for intended use as long as the recommendations are followed.

Submittal of this report to appropriate governmental agencies is the responsibility of the owner or his representatives.

The report will follow and includes; a comprehensive task list, observations and findings, recommendations, basis of report, results of testing, plot plan, and borings.

It has been our pleasure to serve you and if you have any questions or need additional service, please contact us.

Fred Heathcote
Civil Engineer
No. C48316



Page 1 of 31

and passive pressure may be used to resist lateral forces without reduction.

SLABS ON GRADE

Slabs may be placed on the resulting compacted fill from proper grading. The slabs should be designed for soils of medium expansion. Reinforcing should have a minimum of #4 bars at 18 inches on centers each way. Presaturation of the slab area is required.

If a floor covering is used that will be affected by moisture, then we recommend that you use a 4 inch layer of gravel beneath the slab as a capillary break. The gravel should be of 3/4 inch variety with less than 10% sand with very little amount of fines.

A visquene covering shall be used to serve as a water vapor barrier. To reduce problems associated with the concrete curing process a 2 inch layer of sand shall be placed on top of the visquene.

DRAINS AND GRADES

DRAINS AND GRADES
All grades shall drain away from the foundations.
Downspouts should be drained away from the foundations.
All the CBC codes shall be adhered for drainage away from foundations.

CONSTRUCTION PROCEDURES

Earthwork

Earthwork
To support foundations and slabs the following must be excavated to at least 5 feet beyond the foundations and slab areas where possible.

- 1) In the area of the proposed grading all organic material should be removed and taken off site.
- 2) All soils to a depth of 3 feet. Bottom may need to use a gravel pack due to high groundwater. The gravel shall be free of sand and fines. A geobarc will need to be placed over the gravel.
- 3) In areas inside the footprint of the existing building, excavate 2 feet below the proposed foundations.

After excavation the following must be accomplished.

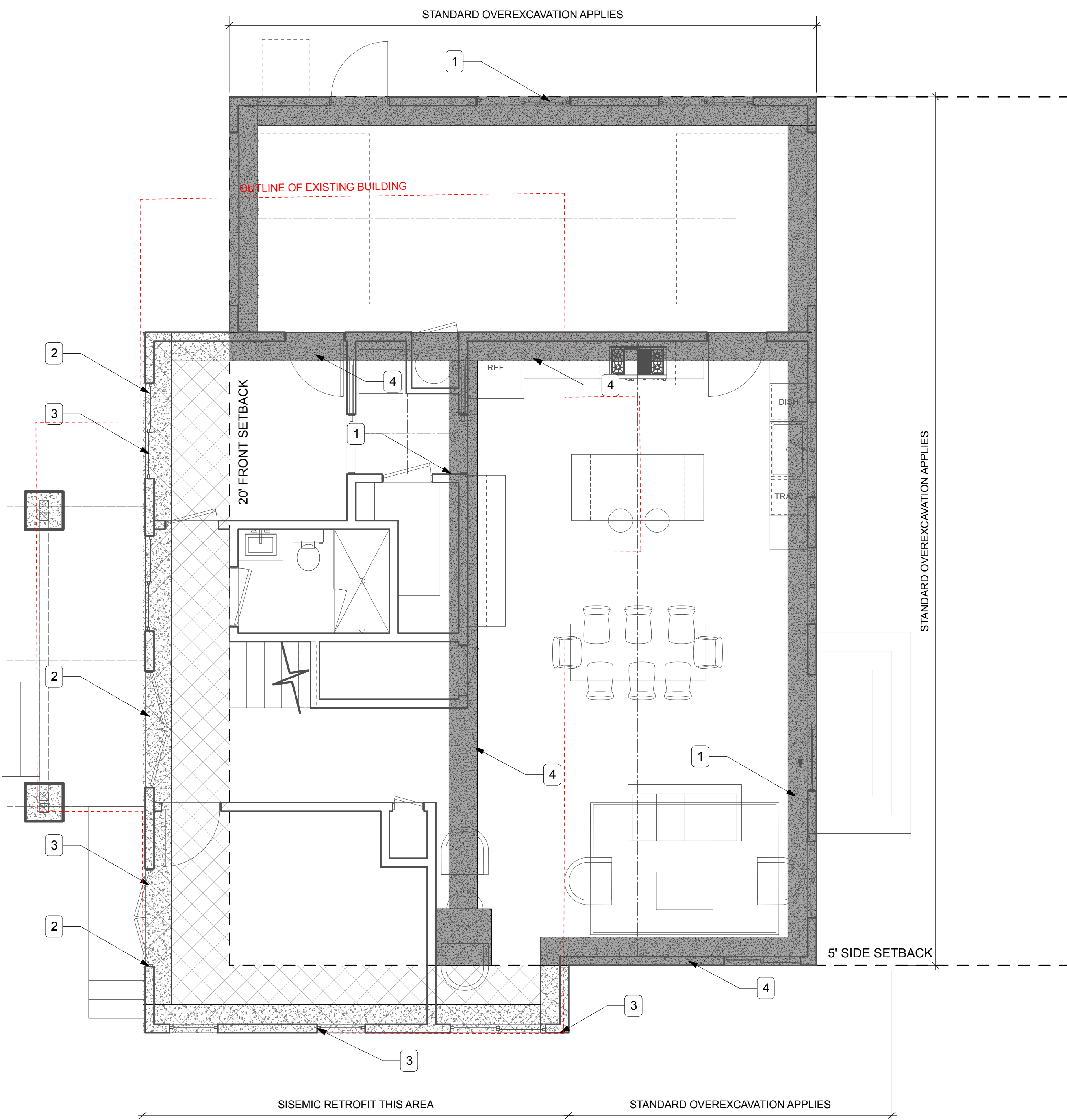
- 1) All bottoms of the excavation should be scarified and compacted to 90% compaction.
- 2) All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness.
- 3) The soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM version.
- 4) The moisture content should not vary more than 2% from the optimum moisture content. Although the above process will be more easily accomplished with the soils being 1 to 2% wetter than optimum moisture content. **Some drying of the existing soils may be needed.**
- 5) Any utility trenches will need to be properly backfilled as detailed in 2,3 and 4 above.
- 6) All on site soils may be used. Any import soils should be approved by our firm.

Inspection

Inspection
This is an important step to obtain quality construction and to obtain correct design. The following will need inspection by our firm.

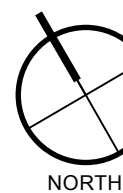
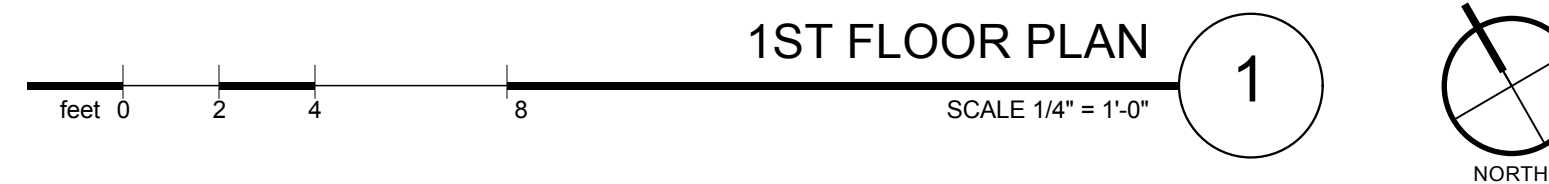
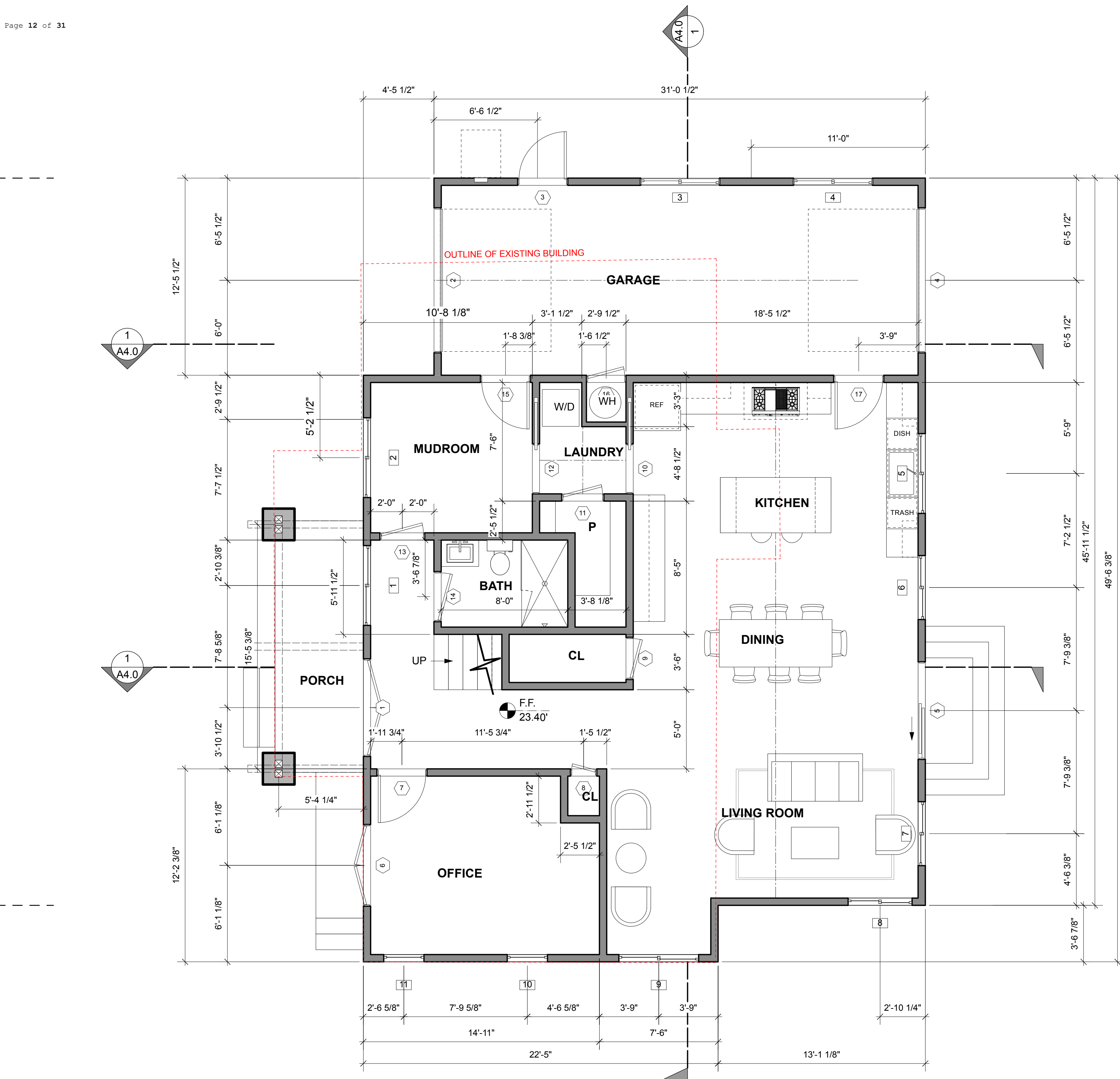
- * Foundations
- * All earthwork

Inspection, by our firm, is needed to assure that the soil conditions are consistent with this report and design assumptions. Inspection by local government agencies may also be needed.



SESIMIC UPGRADE NOTES

1. PROPOSED FOUNDATION WITH OVER EXCAVATION PER SOILS REPORT
2. EXISTING STRUCTURE TO REMAIN ADD FOUNDATION PER SEISMIC RETROFIT AND SOILS REPORT RECOMMENDATION FOR AREAS INSIDE THE FOOTPRINT
3. COMPLETE DEMOLITION NOT ALLOWED IN EXISTING SETBACK ENCROACHMENT AREA
4. DEMOLITION ALLOWED OUTSIDE EXISTING SETBACK ENCROACHMENT AREA



COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

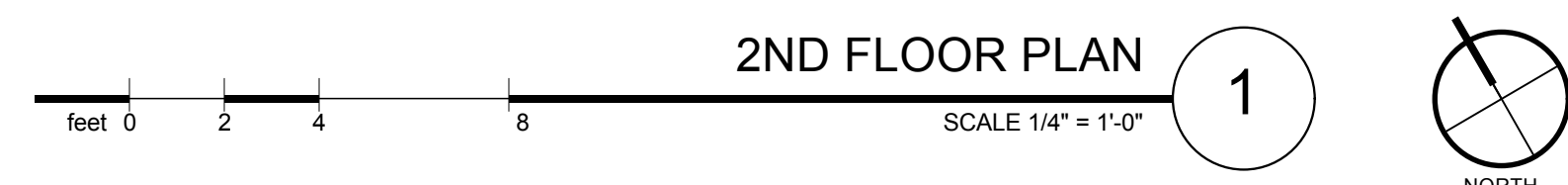
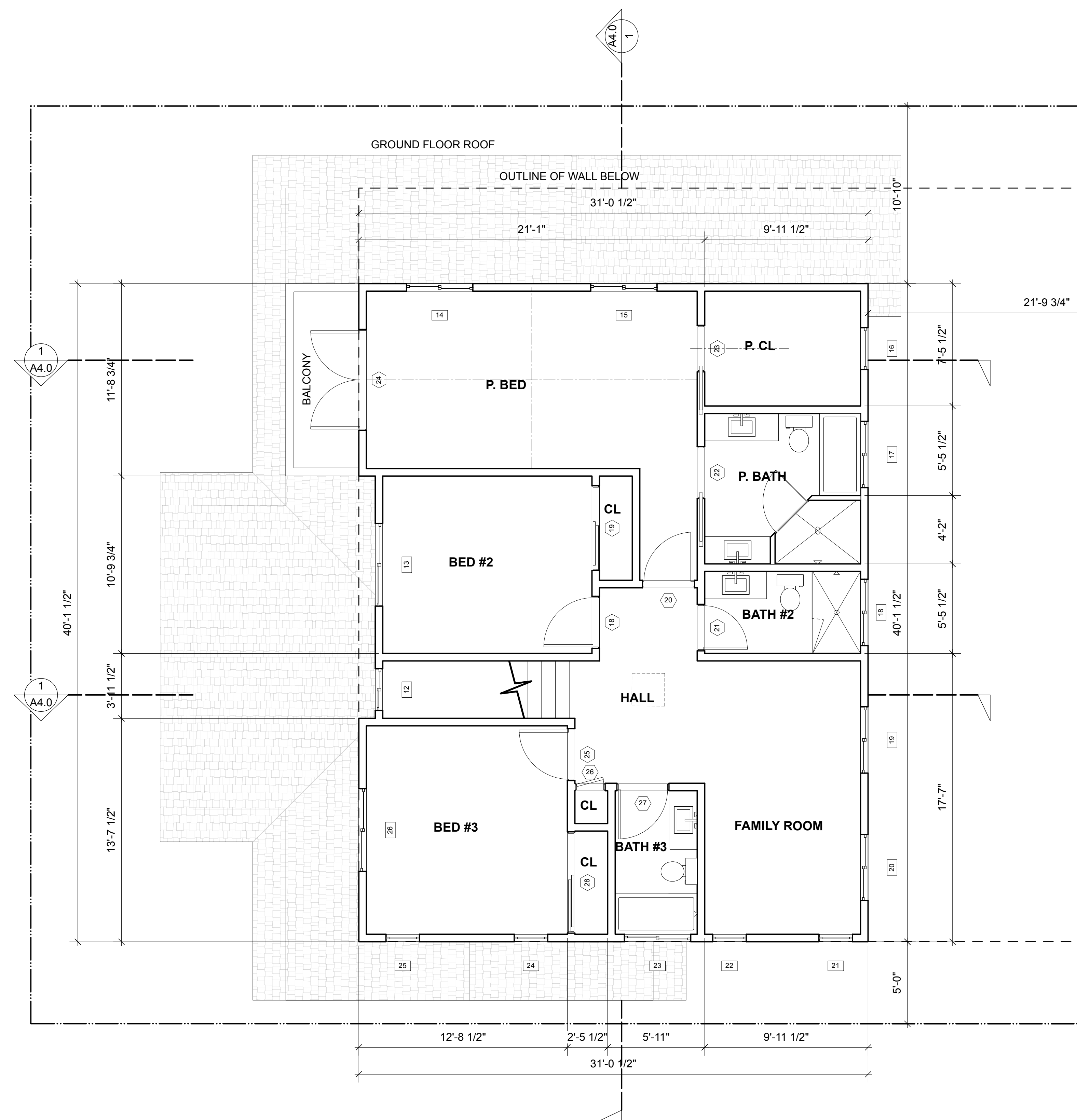
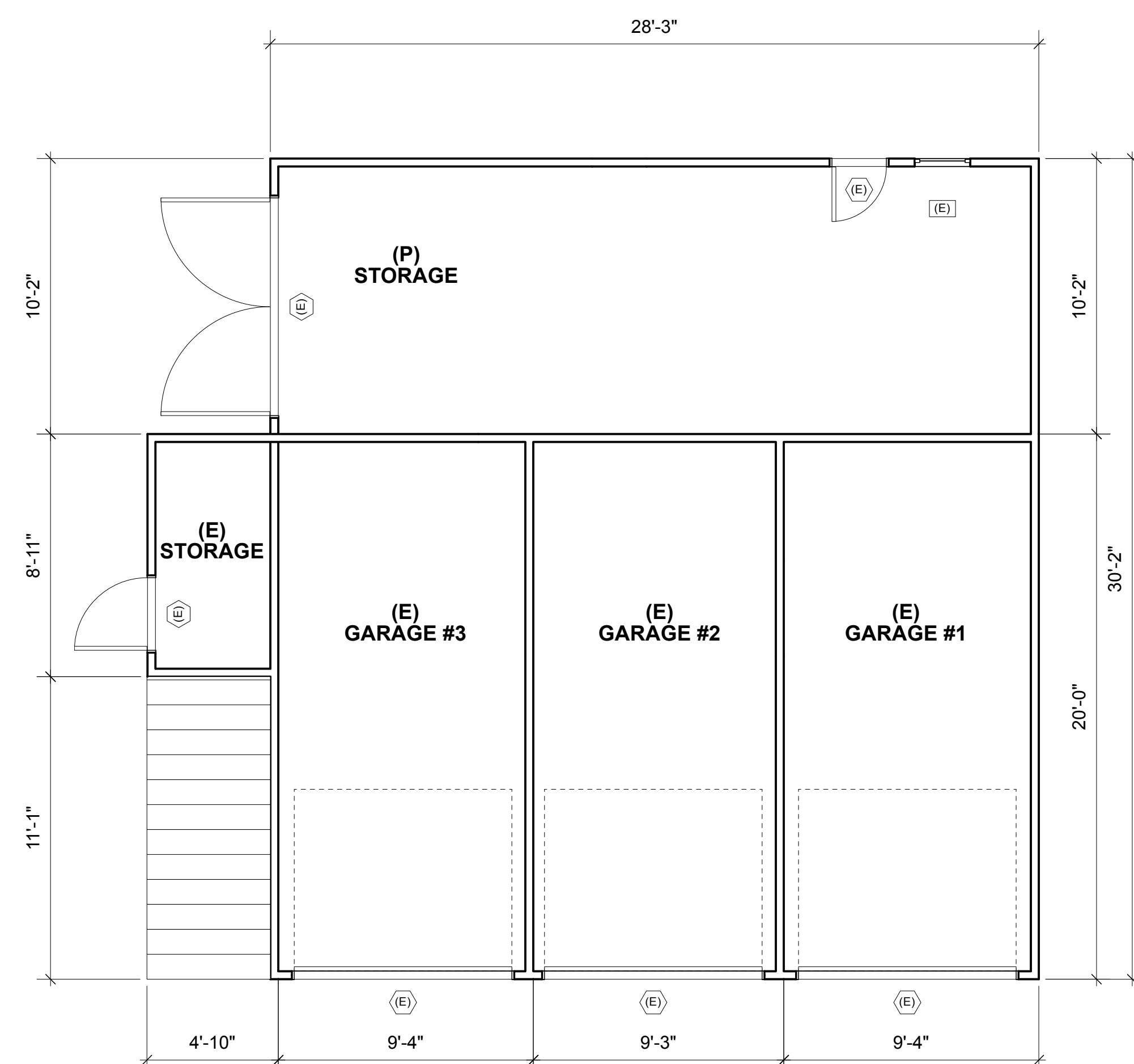
748 MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-01-2025

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**1ST FLOOR PLAN
FOUNDATION
PLAN**

A2.0



748 MAPLE RESIDENCE

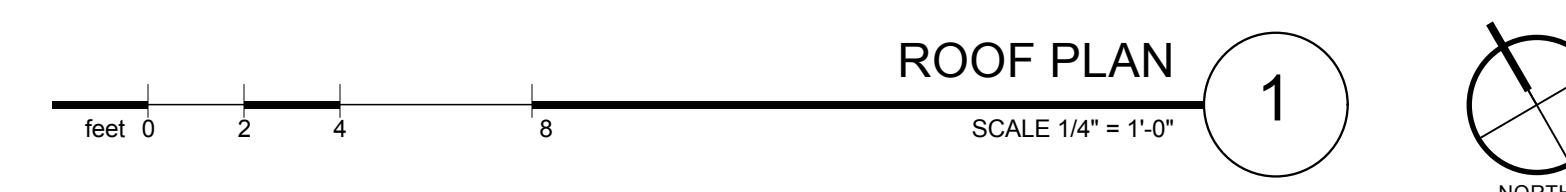
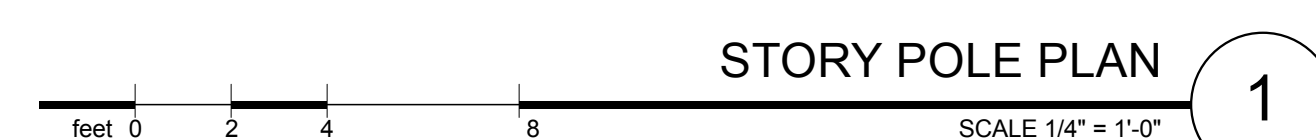
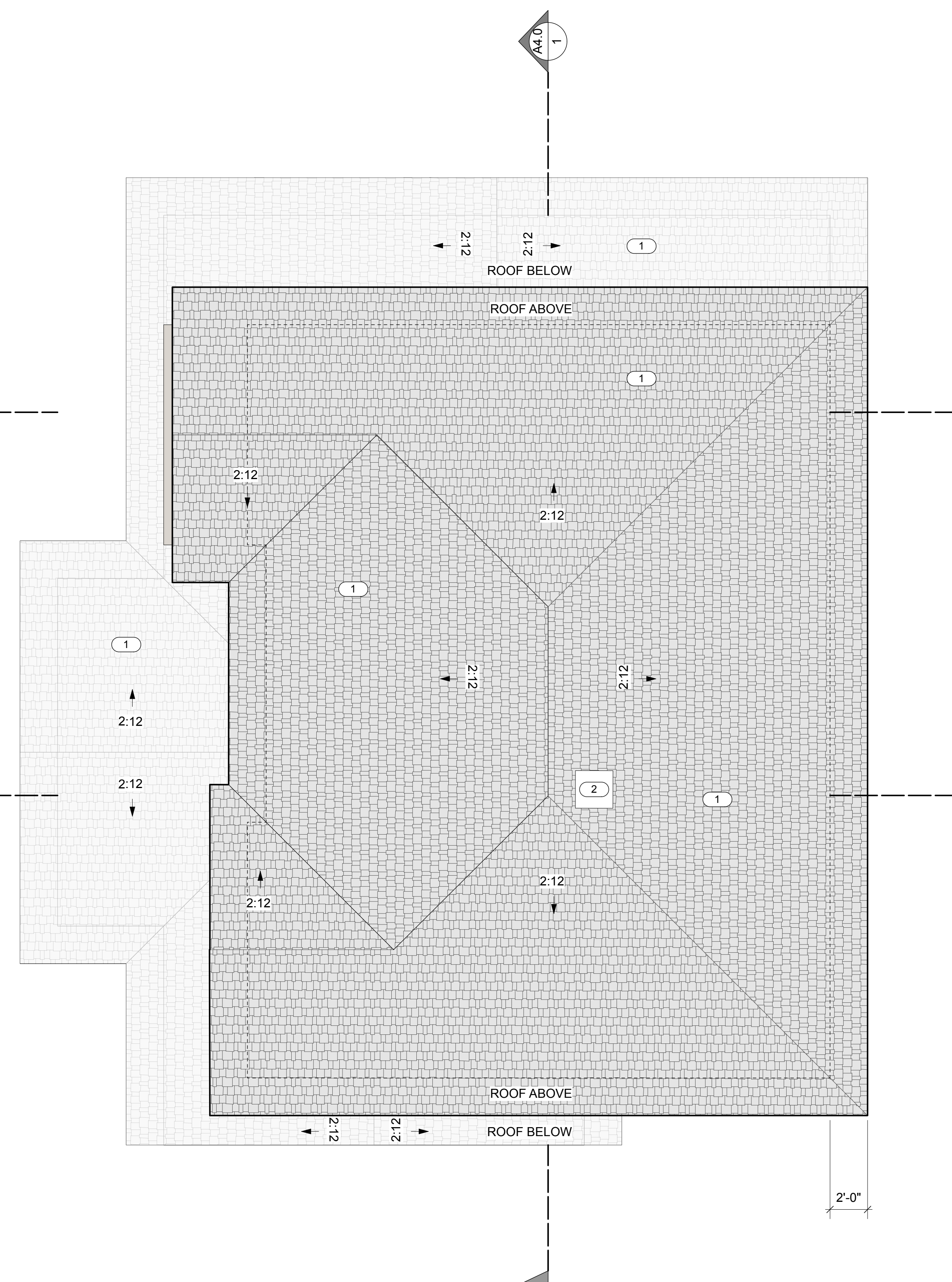
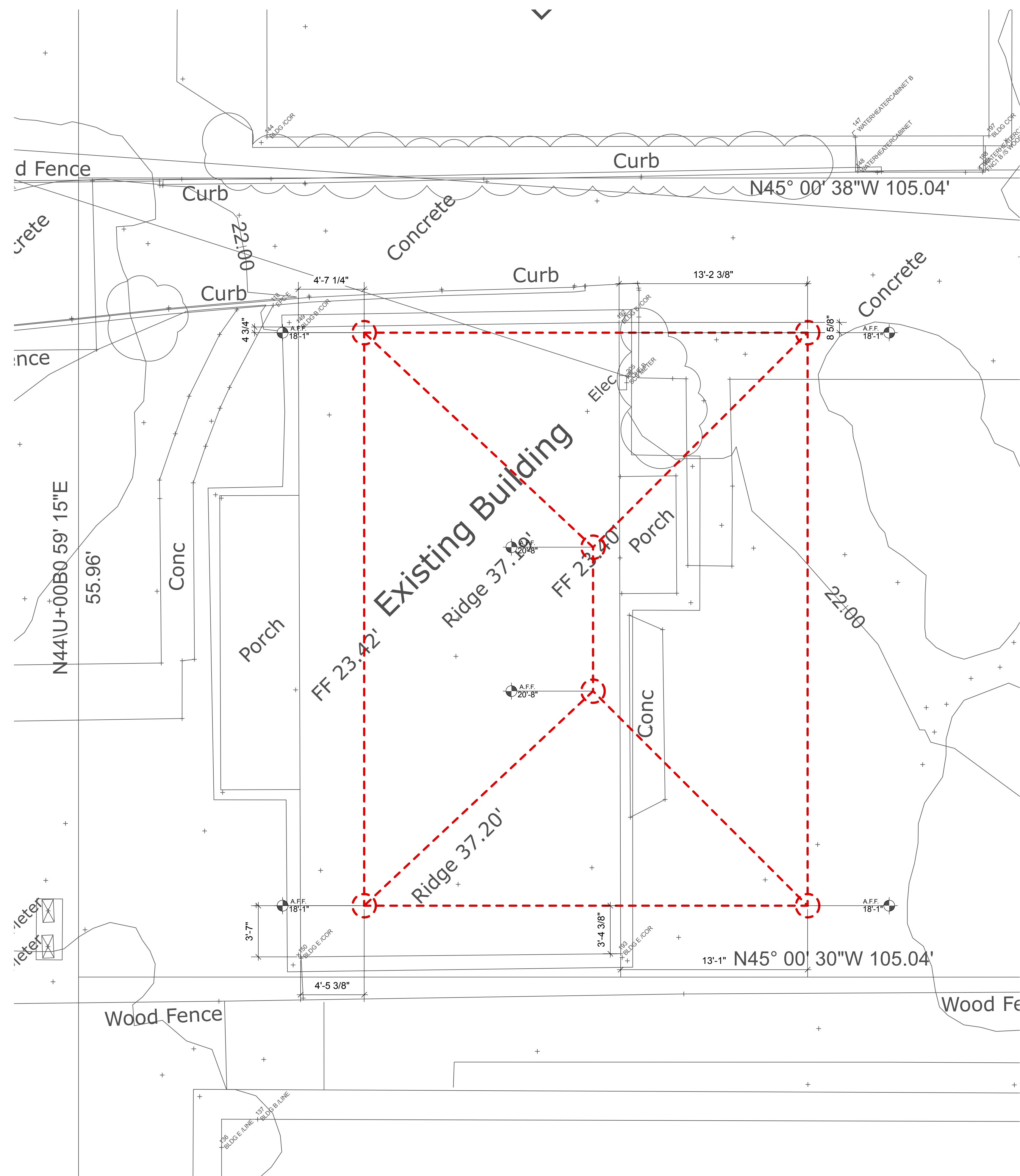
**748 MAPLE AVE.
CARPINTERIA, CA 93013**

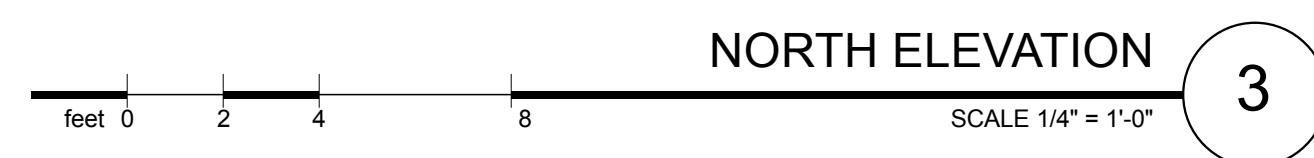
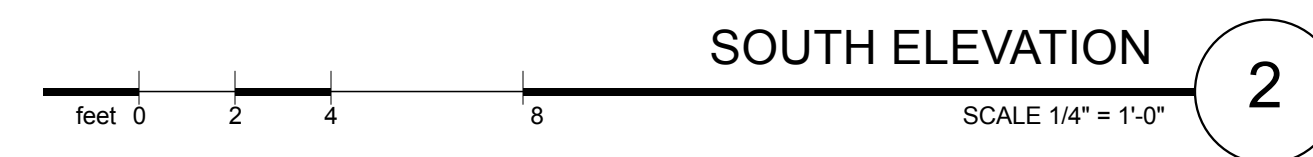
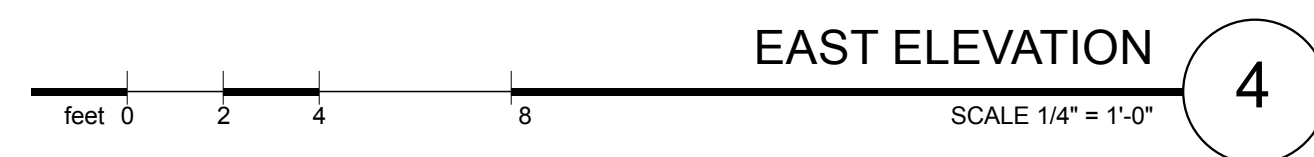
PLANNING COMMISSION SUBMITTAL 10-01-2025

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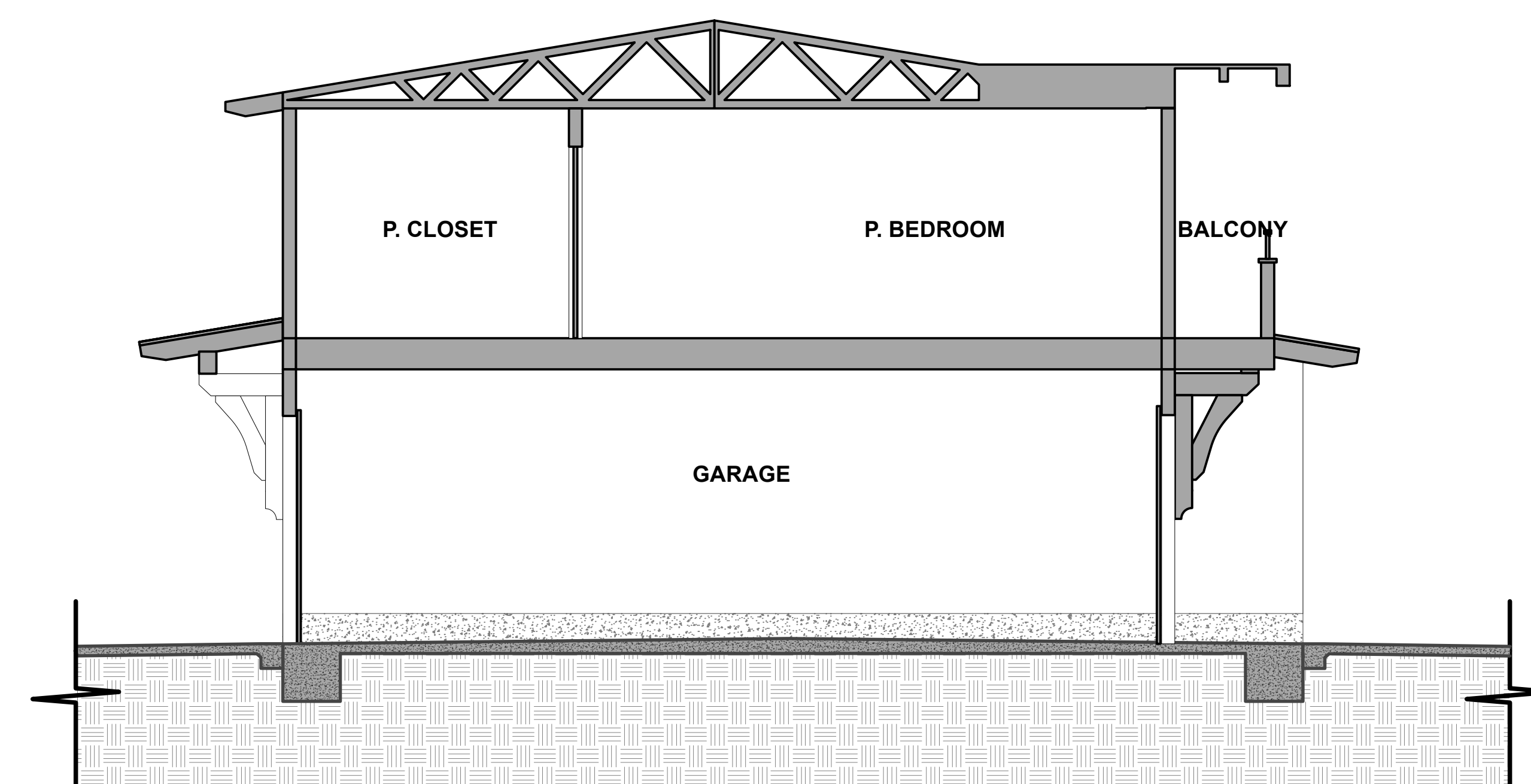
**ROOF PLAN
STORY POLES**

A2.2

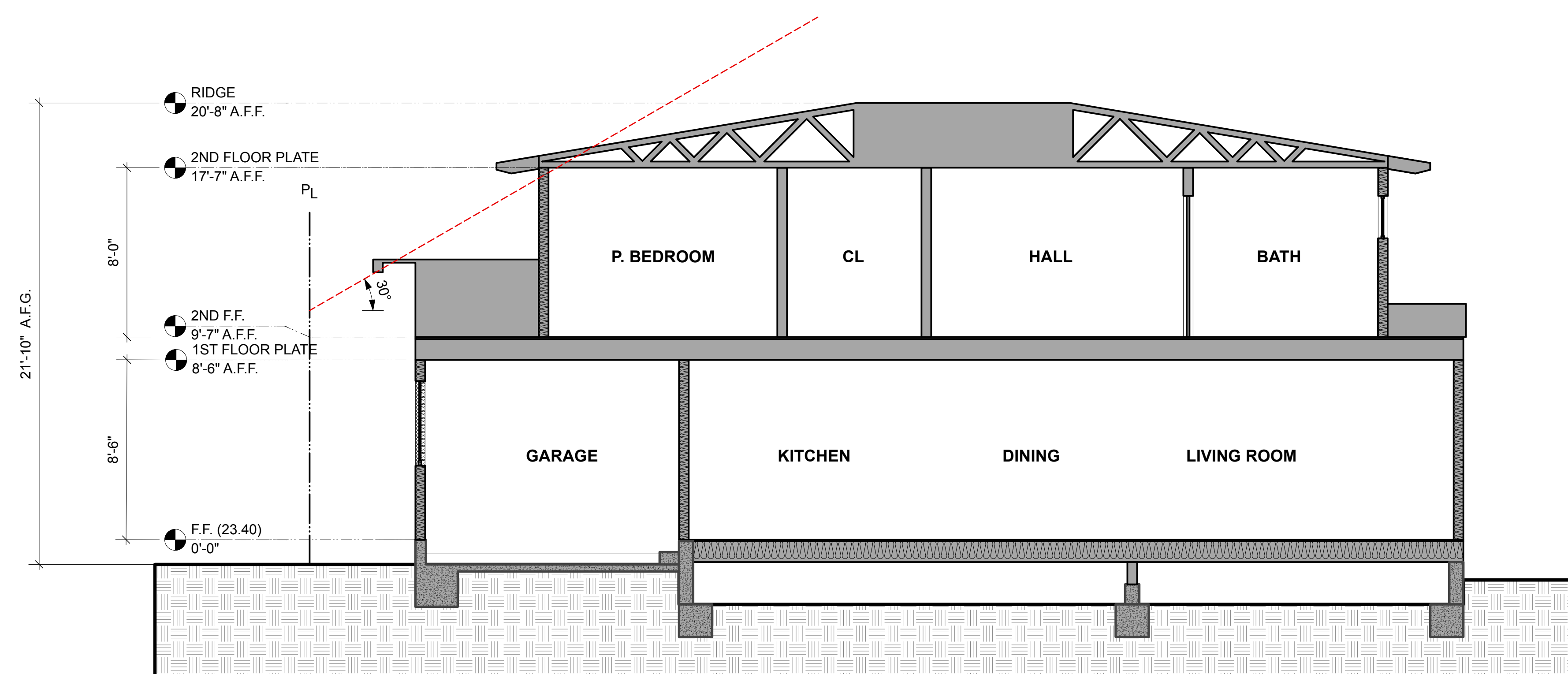


[illegible]

748 MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 10-01-2025

[illegible]

The drawing shows a side elevation of a garage. The roof is a gable with a peak at the center. The roofline is labeled with a height of 10'-0". The main body of the garage is 8'-0" wide and 8'-0" high. There is a small square window or door at the top center of the main body, labeled with a height of 4'-0". The base of the garage is labeled with a width of 8'-0". The drawing is labeled "GARAGE SECTION" and "2". A scale bar at the bottom indicates "SCALE 1/4" = 1'-0" with markings for 0, 2, 4, and 8 feet.

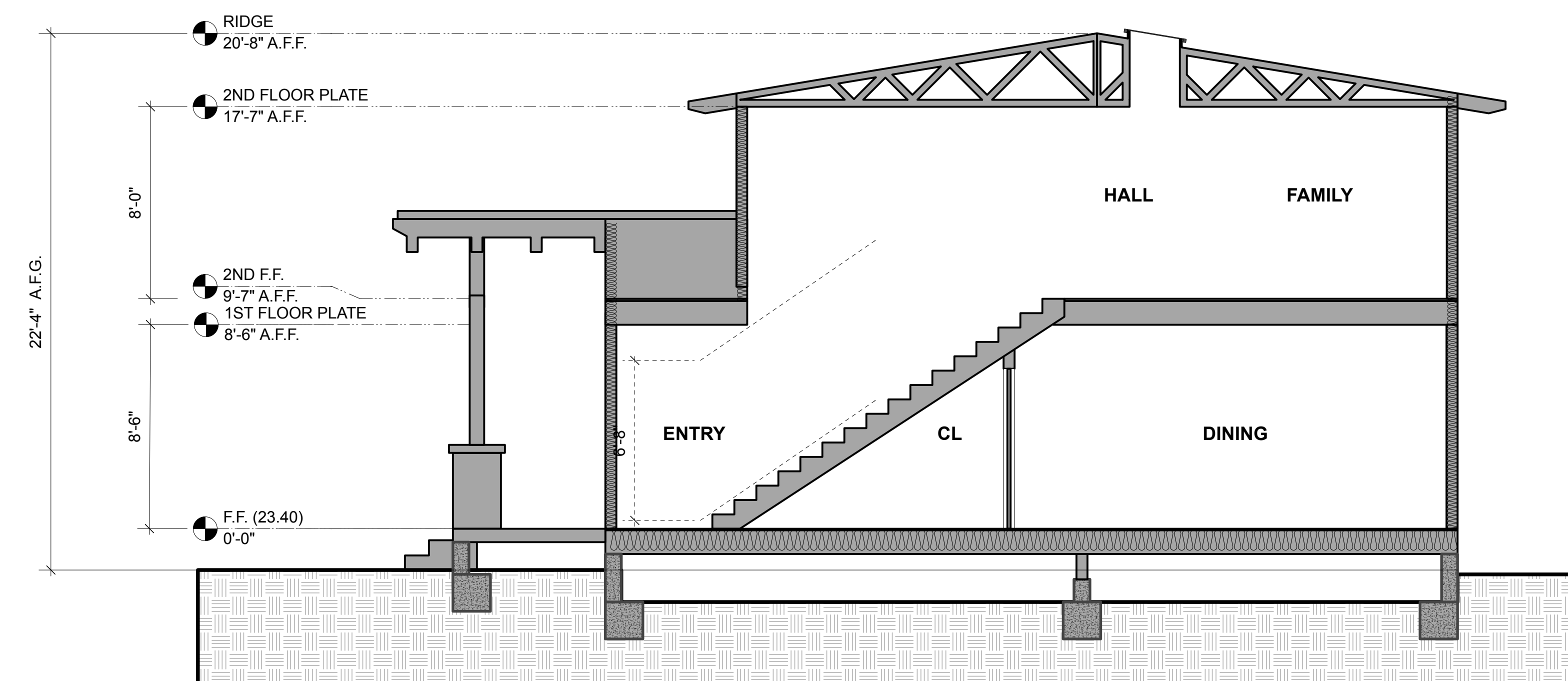


GREAT ROOM SECTION

feet 0 2 4 8

SCALE 1/4" = 1'-0"

3



STAIR SECTION

feet 0 2 4 8

SCALE 1/4" = 1'-0"

1

STAIRWAYS PER R311.7

STAIRWAYS PER R311.7

1. **R311.7.1 Width**
Handrails shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the handrail. The maximum height of the handrail shall be 42 inches (1067 mm), including treads and landings, shall be not less than 31 inches (787 mm) above the finished floor surface and 27 inches (686 mm) where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section 2.0.

2. **R311.7.2 Headroom**
Clear height shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Exception: The minimum headroom shall be 6 feet 6 inches (1981 mm) under the edge of a floor opening through which the stair passes, the floor opening shall be not less than 42 inches horizontally into the required headroom not more than 43 inches (121 mm).
The headroom for spiral stairways shall be in accordance with Section 2.0.

3. **R311.7.3 Vertical Rise**
The vertical rise of a stair flight shall be not larger than 147 inches (3734 mm) between floor levels or landings.

4. **R311.7.4 Walkline**
The walking surface tread and treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the tread is widest. The walkline shall be not less than 12 inches (305 mm) from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of 5 feet 0 inches (1524 mm) shall be maintained.

5. **R311.7.5 Stair treads and risers**
R311.7.5.1 **Stair treads and risers**
The treads and risers of all stairways and staircases of this section shall be exclusive of carpets, rugs or runners.
R311.7.5.2 Stair treads and risers
The rise height shall be not more than 7 3/4 inches (196 mm). The rise shall be the vertical height of the treads and risers of the adjacent tread. The greatest rise height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the tread. The maximum slope of the riser shall be 1:4. The treads shall be not less than 10 inches (254 mm) vertical. Open risers are permitted provided that the openings located more than 12 inches (305 mm) from the nosing of the tread or the nosing 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 2.0.

7. R131.7.5.2 Treads

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest measurement taken at any point shall not exceed the smallest by more than 3/8 inch (9.5 mm).

8. R131.7.5.2.1 Winder treads

Measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline, winder treads shall have a tread depth of not less than 10 inches (254 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall be no greater than the next largest winder tread depth.

Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of each other.

Exception: The tread depth at spiral stairs shall be in accordance with Section R601.7.

9. R131.7.5.3 Nosing

a. The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm) and not less than 1/8 inch (3 mm) and not more than 11 inches (280 mm).

b. The nosing shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm).

c. The nosing shall be made of wood or metal. The nosing shall extend over all landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

d. The nosing shall be made of material that is not required where the tread depth is less than 11 inches (279 mm).

10. R131.7.5.4 Exterior plastic composite stair treads

Plastic composite stair treads shall comply with the provisions of this section and Section R507.3.

11. R131.7.6 Landings for stairways

a. There shall be a landing at the top and bottom of each stairway, the plane perpendicular to the direction of travel shall be not less than the width of the stair plus 4 feet (1219 mm), and the depth shall be not less than the width permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width.

b. The depth of the landing shall be not less than the depth of travel shall be not less than 36 inches (914 mm).

c. The floor or landing surface shall be finished at the top of an exterior flight of stairs including stairs leading to a covered garage, provided that a door does not swing over the stairs.

12. R131.7.7 Landing walking surface

The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R131.7.8 Handrails

Handrails shall be provided on not less than one side of each continuous run of stairs and on both sides of rest areas or risers.

14. R131.7.8.1 Height

Handrail height, measured vertically from the sloped plane adjoining the tread, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

12 Except as noted, the following requirements shall apply to the design and construction of the handrail.

13 The handrail shall be of a volume, turnout or starting easing shall be allowed over the lowest track.

14 The handrail handrail fittings or bendings are to provide continuous transition between the fittings, transitions at winder treads, the transition from handrail to guard or used at the start of a flight, the handrail height at the fittings or bendings shall be as follows:

15 R311 7.8.2 Continuity

16 The handrail shall be continuous for the full length of the flight, from the point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or balusters. The handrail shall have a space not less than 1 1/2 inches (38 mm) between the wall and the handrails.

17 Handrails shall be permitted to be interrupted by a newel post at the turn.

18 The use of a volute, turnout, starting easing or starting newel shall be allowed.

19 The lowest track

20 R311 7.8.3 Grip-size

21 Required handrails shall be of one of the following types or provide equivalent graspability:

22 Type 1. Handrails with a circular cross section shall have an outside diameter of not less than 1 3/4 inches (38 mm) and not more than 1 7/8 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section dimension of not less than 1 3/4 inches (38 mm). Handrails shall have a radius of not less than 0.01 inch (0.25 mm).

23 Type 2. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a grasping finger recess area on both sides of the profile. The finger recess shall begin within a distance of 34 inch (19 mm) measured vertically from the bottom of the handrail to a depth of not less than 1/4 inch (6 mm) and 1/2 inch (13 mm) within 7 1/2 inches (22 mm) below the widest portion of the profile. This required recess shall be 1/4 inch (6 mm) wide and shall extend to a depth of not less than 1/4 inch (6 mm) below the widest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not less than 1 1/2 inches (38 mm) below the widest portion of the profile. The width of the handrail below the recess shall be not less than 1 1/4 inches (32 mm) and not less than 1 1/2 inches (38 mm).

24 BETWEEN HANDRAIL AND WALL SHALL BE NOT LESS THAN 1-1/2 INCHES

18 R311 7.8.4 Exterior plastic composite handrails

19 Plastic composite handrails shall comply with the requirements of Section R507.3.

20 Illumination

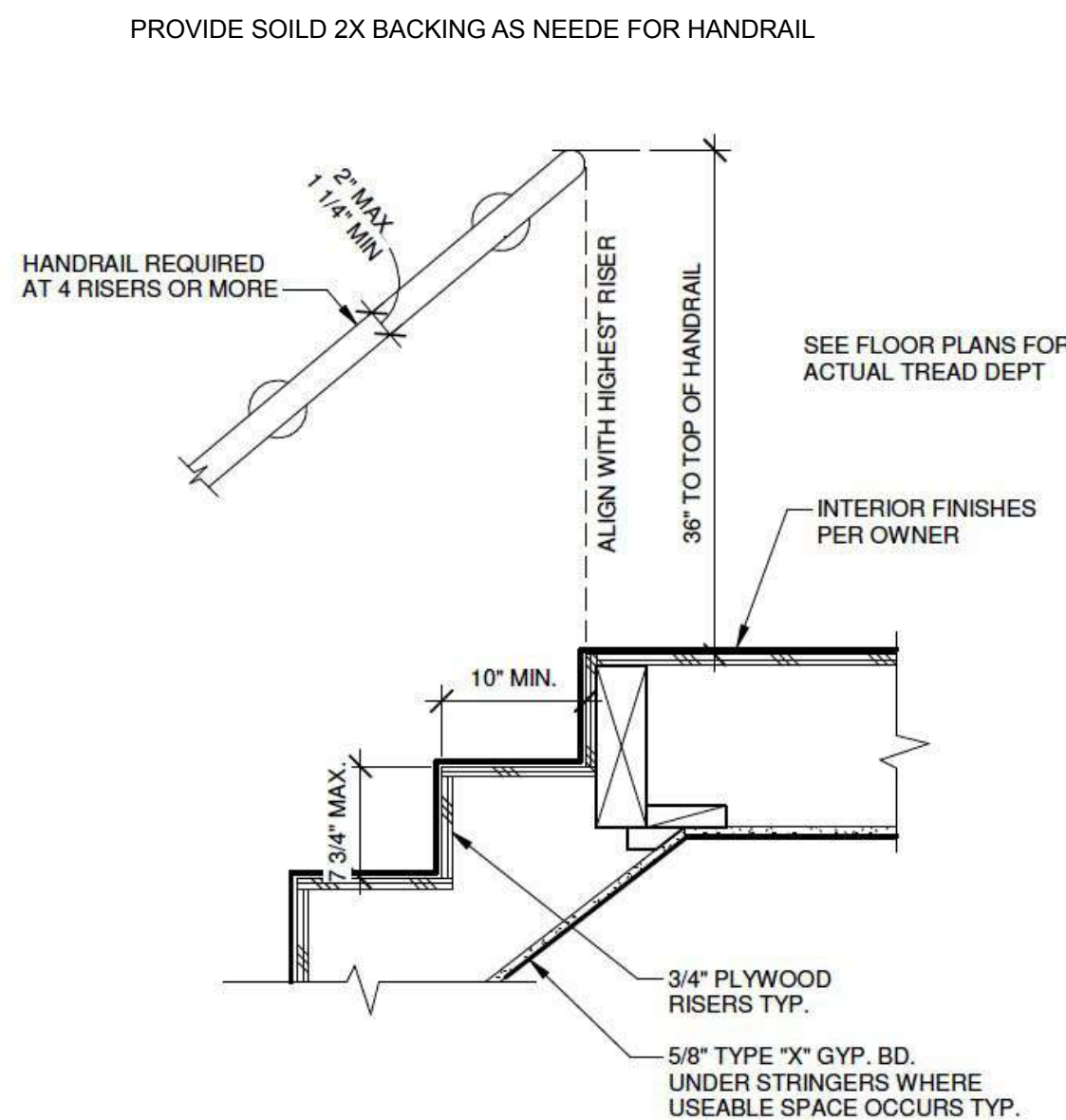
21 Stairways shall be provided with illumination in accordance with Section R303.7.

22 R312 1.3 Opening limitations

23 Required minimum clearances from the waiking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

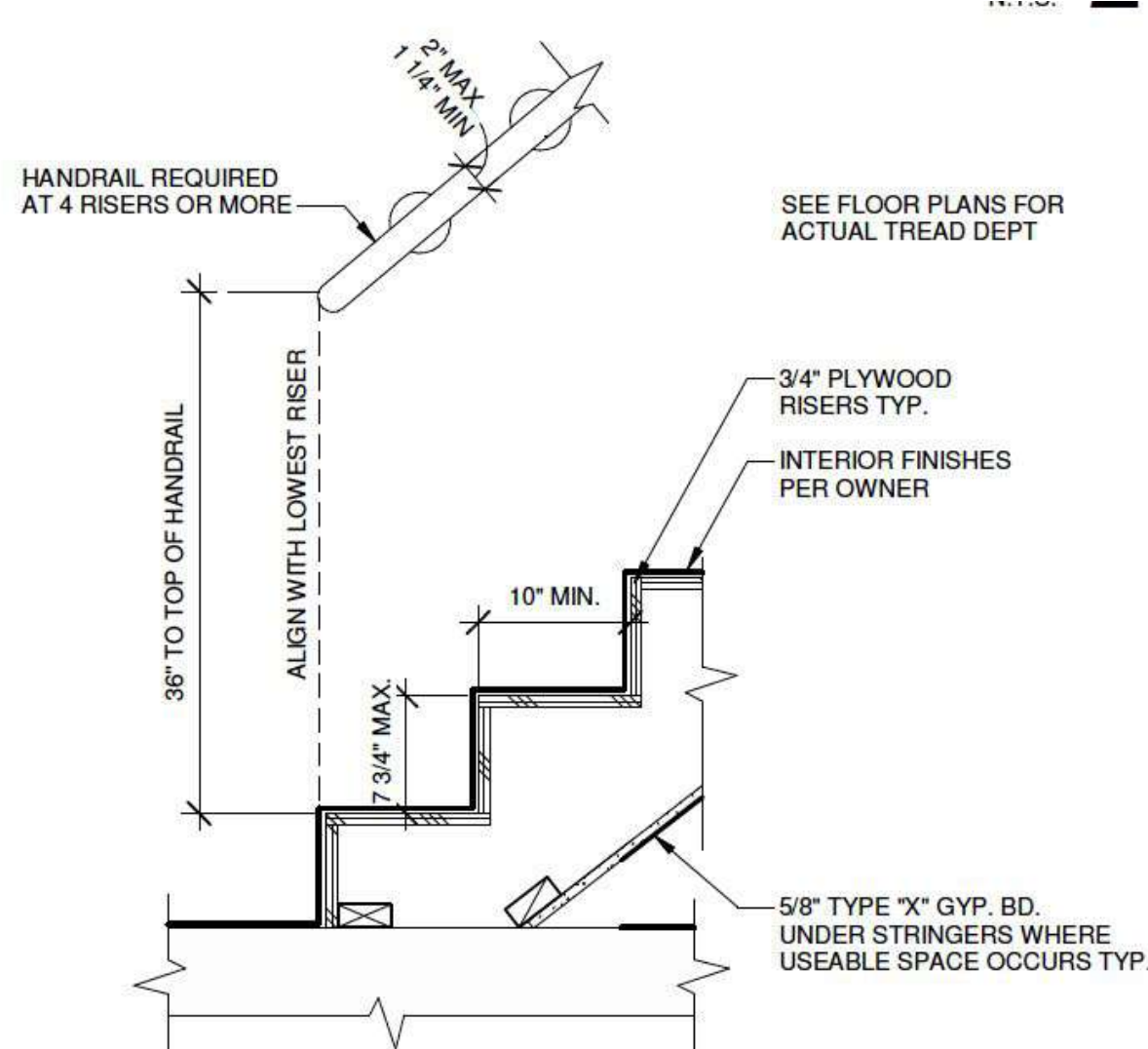
24 The triangular openings at the open side of stairs, formed by the riser, tread and nosing shall be 430 inches (11 mm) in diameter.

25 Guards on the open side of stairs shall not have openings that allow passage of

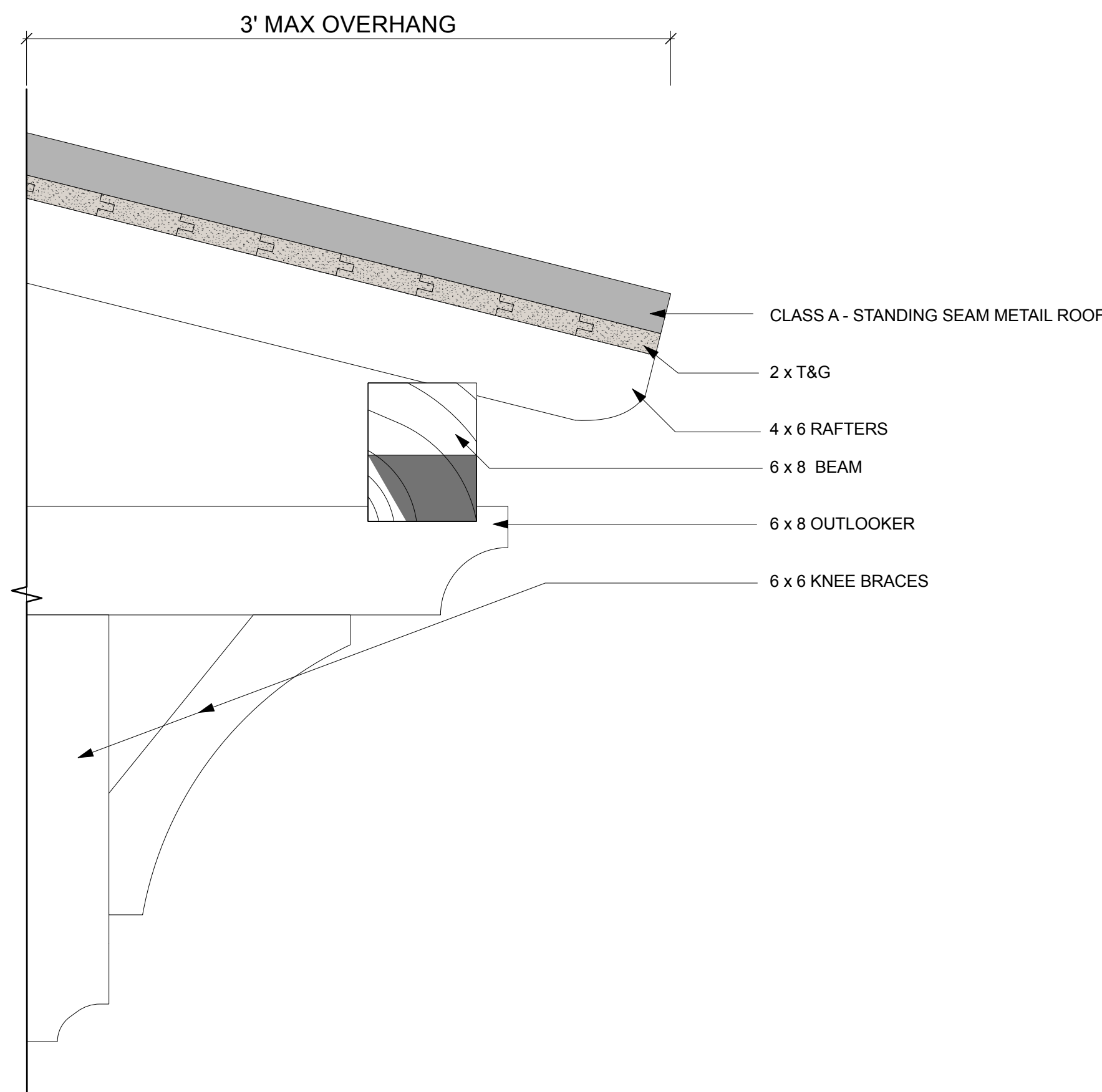


6 TYP. STAIR LANDING @ TOP

PROVIDE SOILD 2X BACKING AS NEEDE FOR HANDRAIL



5 TYP. STAIR LANDING @ BOTTOM



2 EYEBROW ROOF, TYPE

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 AND 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
805.852.1677

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COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

150-001-2027
CITY OF CALIFORNIA

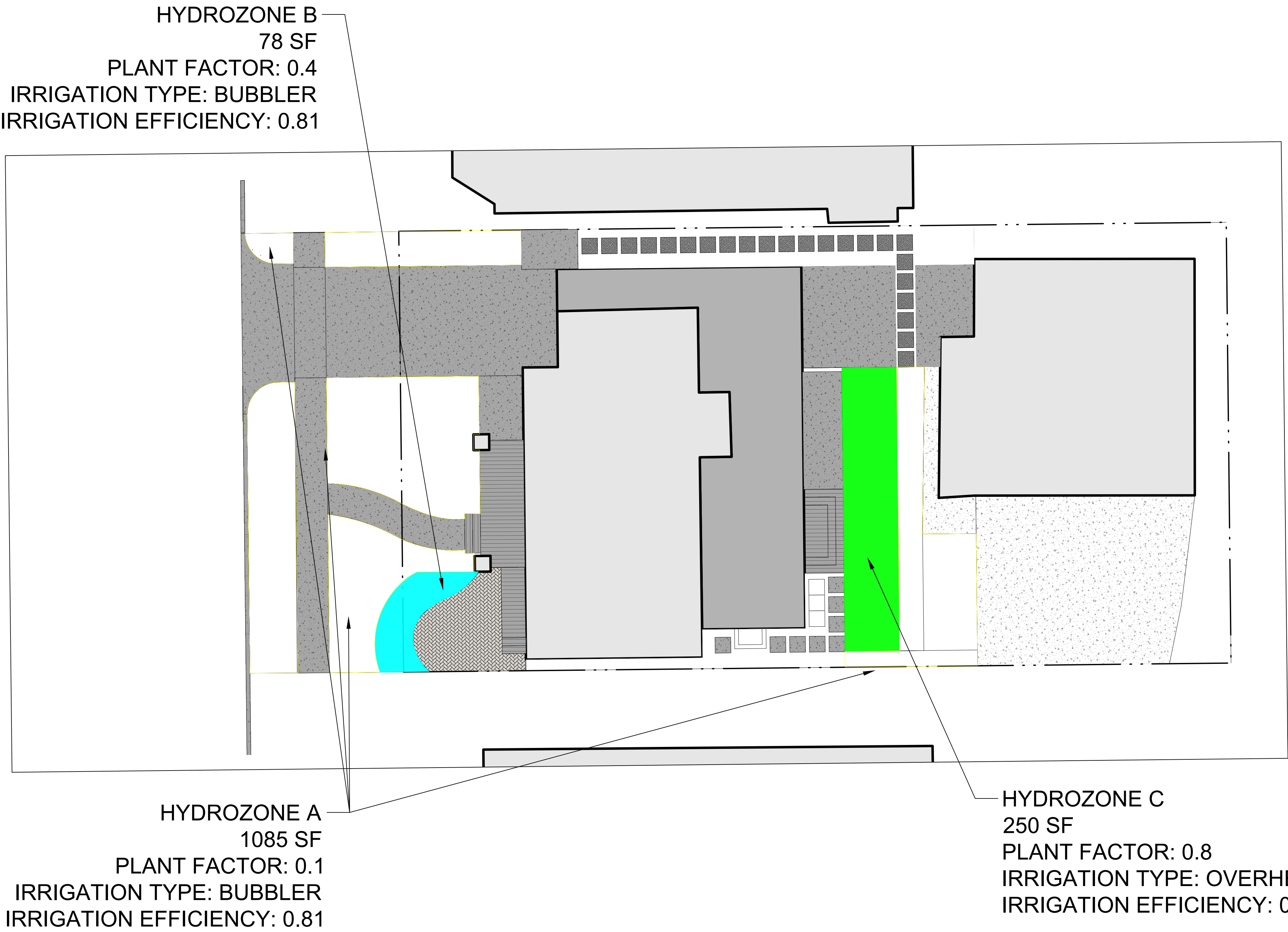
CITY CASE NUMBER
PROJECT #

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

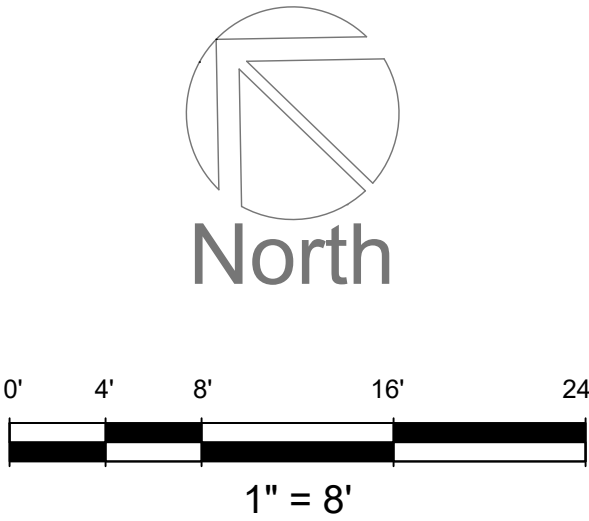
LA is the total Landscape Area of all hydrozone areas in square feet
SLA is the total Special Landscape Area in square feet
ETAF is 0.55 for residential areas
ETAF is 0.45 for non-residential areas

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:

Bishop, CA
www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:

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

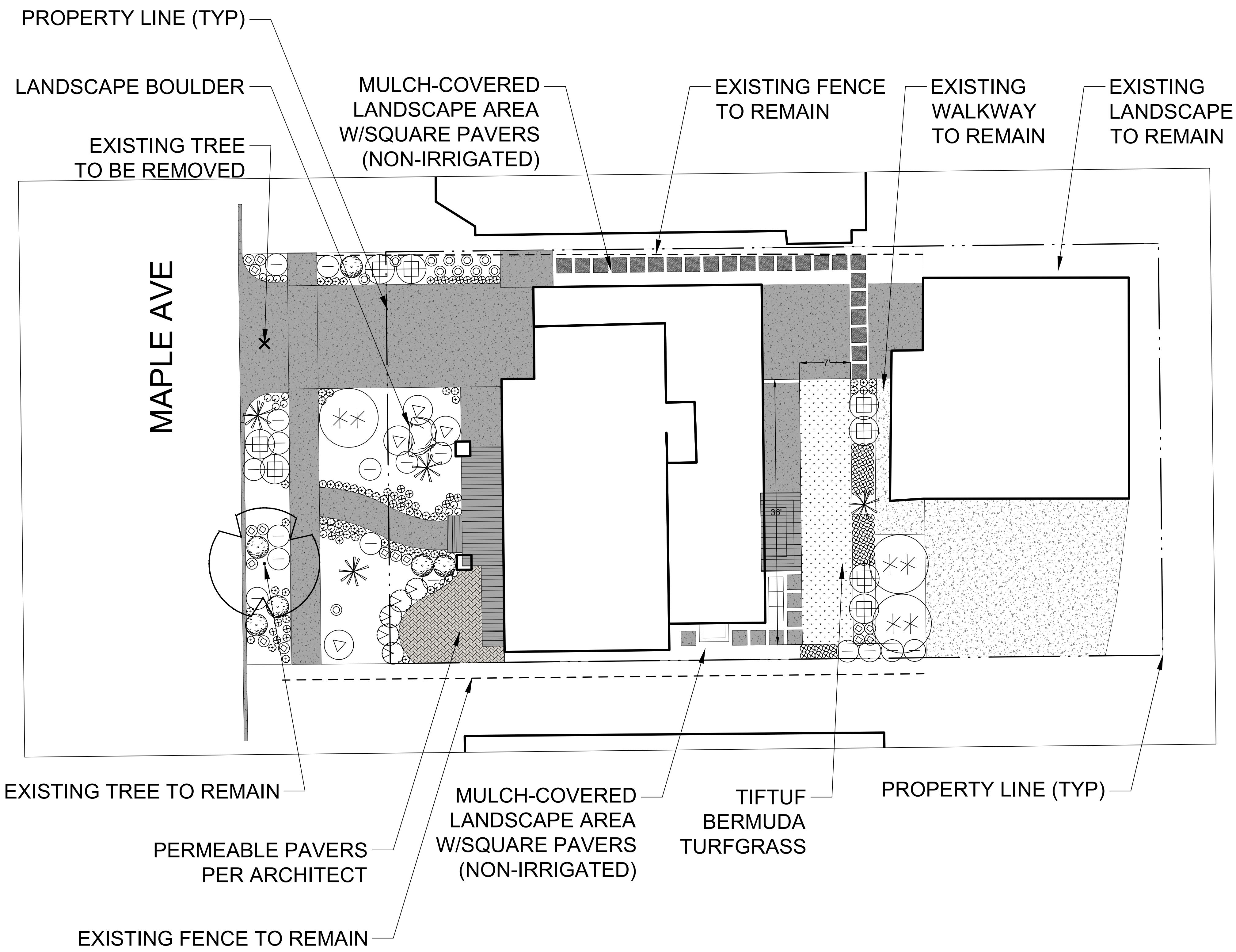
12/26/23 - 01/31/26
Renewal Date / Expiration

NO.	REVISION	REVISED BY (SIGNATURE/PRINT NAME & NUMBER)	APPROVALS	APPROVAL DATE
1				
2				
3				
4				
5				

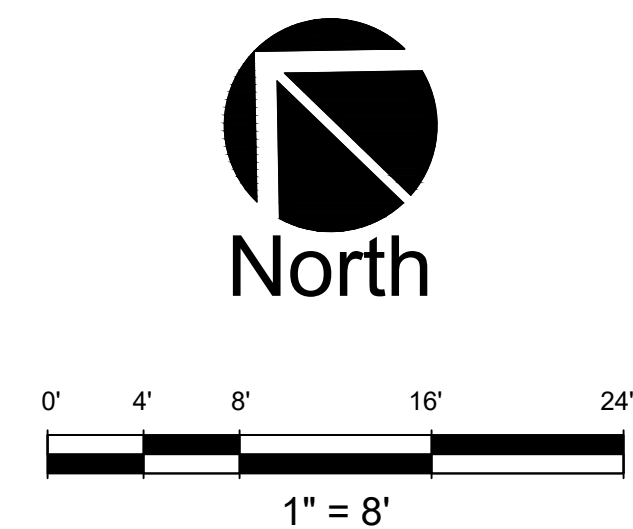
BURGESS RESIDENCE
748 MAPLE AVE

HYDROZONE MAP

SCALE: 1" = 8'
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

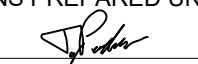


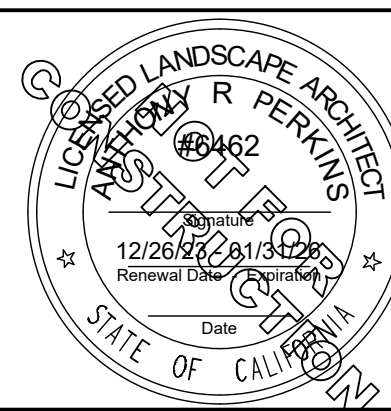
PLANS PREPARED FOR:
GORDON BURGESS

(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:

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



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. 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

December 1, 2025

**PLANNING COMMISSION HEARING
PROJECT 25-2328-CUP/CDP/ARB
748 MAPLE AVENUE (APN 003-321-011)
DECEMBER 1, 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 December 1, 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. ~~The driveway access to the site from Maple Avenue shall remain in the existing location with minimal expansion to avoid damage to the 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree that is located immediately adjacent to the driveway.~~ **Plan Requirements:** Staff shall review final plans for compliance with this condition. **Timing and Monitoring:** Staff shall review the driveway plans prior final ARB review and prior to issuance of any construction permits, and staff shall monitor in-field during construction and verify compliance prior to final inspection.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. 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.

- 19. 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.
- 20. 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.

- 21. 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

- 22. 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.
- 23. 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.
- 24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. 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

30. 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.
31. 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.
32. 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.
33. 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.

34. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.

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

SPECIAL DISTRICT CONDITION LETTERS

43. 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, and
 - f) City of Carpinteria Public Works Department email, dated November 5, 2025.

Approved by the Planning Commission on December 1, 2025

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

Applicant/Property Owner

Date



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

748 Maple St Carpinteria Ca 93013, Planning, Remodel/ 726 SQ ft addition to (E) 997SQ ft SFR plus 2nd story addition of 1190 SQ ft.

Location	34.396234, -119.519294
Status	 Planning Complete
Submittal Date:	February 3, 2025
Project Address/Location:	748 Maple St Carpinteria Ca 93013
APN:	003-321-011
Project Description:	Remodel/ 726 SQ ft addition to (E) 997SQ ft SFR plus 2nd story addition of 1190 SQ ft.
Applicant:	Dylan Chappell
Applicant Address:	4465 Granite Dr. STE 1027 Rocklin Ca 95650
Applicant Phone Number:	(805)205-4760
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	February 5, 2025
Permit Number:	25-2328-CUP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Van Joy
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

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

Water Requirements:

Fire Protection Systems Requirements:

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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

This project as reviewed is over the threshold to require fire sprinklers. Fire sprinklers shall be throughout the structure.

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

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

Additional Requirements:

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

Fees:

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

C. 2024 Residential Additions: An additional \$0.682 per square foot of floor space will be assessed on all Single Family Residential development additions.

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

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

"Community First"

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CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature

A handwritten signature in black ink, appearing to be "U-Jz".

Signed 2/5/2025, 4:02:17 PM PST

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

"Community First"

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

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

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

Date: February 11, 2025

Subject: 748 Maple Avenue, Project No. 25-2328-CUP/CDP/ARB

The Public Works Department has reviewed the project submittal dated January 30, 2025, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
6. The Jacaranda tree designated for removal shall be replaced with a new, approved street tree. Refer to the City of Carpinteria Street Tree Management Plan for a full list of approved street tree species.
7. A traffic control plan shall be submitted to the City of Carpinteria whenever street closures are deemed necessary for the purpose of tree removal operations.

8. Notice shall be provided before and after tree removal. All public right-of-way improvements must be approved by the City Engineer before issuing a Certificate of Occupancy.
9. Improvements shall include sidewalks, curbs, and gutters along the property frontage on Maple Avenue.
10. All new utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
11. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
12. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
13. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
14. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
15. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
16. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
17. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

February 27, 2025

Syndi Souter
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

**Subject: Project No. 25-2328-CUP/CDP/ARB
748 Maple Street Remodel (APN 003-321-011)
Intent to Provide Public Sewer Service – Can and Will Serve**

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. It is the intent of the Carpinteria Sanitary District (District) to provide public sanitary sewer service for a remodel of a single-family residence proposed at 748 Maple Street. The District currently provides sanitary sewer service to the subject parcel. Adequate capacity exists, and will exist, in the District's sewer collection and treatment facilities to serve the proposed remodel.

The project applicant proposes a ground floor remodel with a 726 square foot addition. There will also be a second story addition of 1,190 square feet and a conversion of the detached garage to storage. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all exterior work on the building sewer and lateral sewer that will serve the project. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.

Syndi Souter
February 27, 2025
Page **2** of **2**

If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician



Carpinteria Valley Water District

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

February 27, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: Request for Intent to Serve Letter regarding proposed project 748 Maple Ave (the "Project")

Dear Applicant,

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

The Project proposes a ground floor remodel and a 726 SF addition consisting of a 585 SF garage and 141 SF of additional living space to an existing 997 SF single-family residence. Also proposed is a second-story addition of 1190 SF and to convert the detached garage into storage. There will be electrical, mechanical, and plumbing work on site. No additional water meters or change of use are proposed.

Permit #: 25-2328-CUP/CDP/ARB

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

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

February 27, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: 748 MAPLE AVE; APN 003-321-0111; ACCOUNT NUMBER 02-020434-08; PROJECT NUMBER 25-2328-CUP/CDP/ARB; REMODEL & ADDITION; INTENT TO SERVE WITH CONDITIONS

To Whom It May Concern,

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

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

The subject property is currently served by a 0.75" residential water meter (Account #02-020434-08). Based on the plans dated January 24, 2025, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- Fire demand calculations must be supplied to the District before building permit issuance to ensure the existing water meter is adequately sized and/or to properly size an independent fire service if required.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

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

Very truly yours,
Carpinteria Valley Water District

A handwritten signature in dark ink, appearing to read 'Spencer Seale', written in a cursive style.

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

From: [John Ilasin](#)
To: [Syndi Souter](#)
Cc: [Shay Darrington](#)
Subject: RE: 748 Maple Tree Questions
Date: Wednesday, November 5, 2025 9:39:51 AM

Syndi,

Based on our discussion this morning, I now understand the background of the Planning Commission's condition of approval for the 20" Jacaranda street tree. The proposed layout revision of the driveway approach would then more than likely compromise the street tree. Further, the existing location of the street tree is not ideal anymore or even typical due to sight distance obstruction for vehicle ingress and egress.

With that, I believe the 20" Jacaranda street tree is to be removed in order to provide for sight distance as a traffic safety reason. Further, a street tree replacement is to be planted with the size and location as approved by the Public Works Director. The project applicant may also select any of the species that are listed in the City's Street Tree Management Plan for the appropriate parkway width.

JOHN

John L. Ilasin, P.E.
Public Works Director/City Engineer
City of Carpinteria
Public Works Department
5775 Carpinteria Ave.
Carpinteria, CA 93013
(805) 684-5405 phone
(805) 684-5304 facsimile
johni@carpinteriaca.gov

From: John Ilasin
Sent: Wednesday, November 5, 2025 8:30 AM
To: Syndi Souter <SyndiS@carpinteriaca.gov>
Cc: Shay Darrington <shayd@carpinteriaca.gov>
Subject: RE: 748 Maple Tree Questions

Syndi,

I viewed the plans that are in the Public Works Department's files, and I see an existing 20" Jacaranda street tree that is proposed to be removed. Is this the street tree that is the subject matter?

On another note, I observed a couple of issues. First, there is an existing front yard fence that appears to be within the City's public right-of-way. It must be removed or relocated from the City's public right-of-way and specified as either way in the plans. Second, the layout of the proposed driveway approach does not appear to specify the City's construction standard plan of a driveway approach, which a copy is attached.

Attachment B
Minutes from the July 31, 2025 ARB Meeting

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

December 1, 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 C
Draft Minutes from the November 3, 2025
Planning Commission Meeting

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

December 1, 2025

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

Address: 748 Maple Avenue

Applicant: Dylan Chappell, architect, for Gordon Burgess and 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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner Moyer said he drove by the property. Commissioner Van Antwerp shared that she walked Maple Avenue to Seventh Street and viewed a video of the ARB meeting. Commissioner Benefield said she also went to the property and viewed the ARB meeting. Chair Allen disclosed he drove to the property and viewed it from a few angles.

Senior Planner Syndi Souter presented the staff report. She reviewed action options and said staff is recommending adoption of Resolution PC-25-010 and approval of the project.

Commissioner Benefield asked if the property had been cited by the City. Souter explained that over a decade ago the property's front and back structures were cited at separate times, there had been a citation around five years ago for overgrown bushes in the front yard, and there was a recent complaint about the back structure that led to an inspection and recommendation for soft story construction retrofitting to the garage door openings.

Commissioner Benefield asked how one structure could be left dilapidated while the other is not, and how it is justified to rely on the back structure for the front structure's parking.

Senior Planner Syndi Souter said it is one legal lot with two structures and

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four on-site parking spaces, two for the front and two for the back. Regarding the dilapidation, she explained that the back unit is now vacant and has been re-roofed and will be painted.

Community Development Director Nick Bobroff added that there is nothing in the zoning code that requires both structures to be improved. He said the back structure is still habitable and all they can do is encourage the client to make improvements. Regarding parking, it is provided by the back structure and still meets code requirements.

Commissioner Van Antwerp asked what would need to occur to keep the tree from being removed that is in the middle of the proposed driveway. Souter explained it is causing problems with the sidewalk and pavement, and the existing driveway would require a curve to work for the new house.

Chair Allen asked if the 12-foot driveway could be expanded toward the Jacaranda tree. Souter said the maximum allowed driveway width is 16 feet, and she does not believe a driveway that wide would work. She said that they did not ask for an arborist report because it's a city-owned street tree.

Bobroff explained that as a city-owned tree, its removal would require a recommendation from the Tree Advisory Board and City Council approval.

Commissioner Van Antwerp asked about the age of the tree, noting there are many beautiful Jacaranda trees on that street, and she didn't notice any sidewalk buckling. Souter answered they don't know how old it is, but it is 20 inches in diameter.

PUBLIC HEARING OPENED

Dylan Chappell, applicant/architect, made the following points about the tree: It is clear it is lifting and damaging the hardscape. If they were to keep the driveway where it is, it's very narrow, up against the property line and not ideal for backing in and out. The tree is in the public right-of-way and there is currently no sidewalk, but a sidewalk is required to be installed. They'd like to keep the tree but cannot see a solution without having a problem with the sidewalk and driveway.

Chappell said Gordon and Selena have owned the property for a few decades and it has always been their plan to retire in Carpinteria. He noted there are a lot of structures that don't comply with the setbacks, along with every structure in this area. He acknowledged the "weird" history with the project, and, among other things, said it was difficult to do anything due to the back tenant who had been there almost three decades. He commented

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that he thinks you will see pride of ownership, noting that they plan to live there, improve the property, and there is a landscaping plan. He said the house is 21 feet tall, with a wedding cake design for the second story, and they have abided by all city guidelines, rules and regulations.

Property owner Selena Burgess-Birk spoke about how they visited Carpinteria their whole lives and now that she, her brother, and sister are at or near retirement they are excited to do this. She explained that they decided to change the plant plan to more perennials. She said she looks forward to the commission's feedback and moving the plans forward.

Property owner Gordon Burgess said 50% of the 11 parcels on that block have easements for driveways, with their property not an unusual one, and 100% of recent builds are legal non-conforming. He explained that the three parcels on that block had been owned by the same family and all were lost to foreclosure in 1995-96. Because all three were owned by the same person, there wasn't initially a recorded easement. However, after foreclosure when the properties were owned by different banks, the bank that owned their property compensated the one that owned the corner property in exchange for the recordation of an easement. (Souter noted the commissioners have copies of the recorded easement).

In response to questions about their ownership history, Burgess explained they have owned it for 27 years and their work lives didn't allow them to move forward earlier. The front unit was kept vacant, they hired a gardener after an agreement for yard work from the back tenant didn't work out, and the tenant had moved out just before the latest citation. Regarding the second dwelling's condition, he said they have quotes for window replacement and plan to have all matching garage doors and compatible paint colors, but they are awaiting approval from ARB for the front residence before starting.

Patrick O'Connor, ARB member and resident of District 5, said the second structure should be included in the development plan. He explained at some time the property transitioned from single family to multi-family at which time a Conditional Use Permit should have been required. He said if the property became non-conforming there should be an evaluation of the veracity of those changes. He said there are going to be an awful lot of these cases coming forward due to properties all over Downtown and Old Town like this. He described a recently approved project as "bad planning" where a dilapidated structure was left with a Conditional Use Permit for only a corner of the property. He said a joint committee between Planning and the ARB had been formed to address this and should be brought back to change ordinances and zoning for Old Town and Downtown properties.

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Shane Unterthiner of 5110 Seventh Street, the closest homeowner to the Burgess property, asked for a continuation until the easement agreement can be located and his attorney can address it. He clarified the last citation was in August of 2023 and said there was 30 years of undergrowth before the yard was cleaned up. He spoke about the stress the property caused him and his neighbors, noting for 30 years they were subjected to an abandoned house with rats and racoons running out of it, with every complaint to the City met with hostility. He reiterated his request for a continuation.

Public comment letters were submitted prior to the hearing by Patrick O'Connor and Linda Short.

PUBLIC HEARING CLOSED

BREAK – Chair Allen called for a short break.

Chair Allen stated that he reviewed the grant deed for the easement and it appears standard and legal.

Commissioner Moyer said he does not have a problem with taking the tree out, the discussion on the back unit is appropriate, and he would approve this project that is in a unique situation. He described Carpinteria's housing stock as old and dilapidated, and approving a lot of these projects has made it a better place. He believes it is to everyone's benefit to approve the project, citing the housing shortage. He said they do not sound like super good neighbors, but it is not his job to pass judgement.

Commissioner Van Antwerp asked for feedback about having a condition to save the tree based on further study by Public Works. She believes the tree is 35-40 years old and said it is one of several on Maple Avenue that provide the canopy we need.

Chair Allen said he prefers to curve in the driveway and leave the tree. He added if there is consensus to save the tree, they can offer the applicant the opportunity to move forward with that condition or continue the hearing after the Tree Advisory Board reports back. He expressed support for the project, noting past owner history is not relevant to their decision. He said we do not have the authority to require work on another structure on the property.

Commissioner Benefield said the property's history does not bode well for the applicant, and their 30-year track record does not show they will do what they say. She said she would never in a million years approve removal of the tree unless it was diseased. Regarding setbacks and non-conformance, she doesn't care so long as housing is provided. She said the

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tree stays or she votes against it, or she will go along with a condition.

Commissioner La Fevers expressed support. He said regardless of the history, the project is a good use of the parcel and he can support the findings for continuation of the non-conforming use, which is a setback issue they often deal with. The project fits the character of the neighborhood, the height is not overwhelming, and they aren't maximizing every opportunity on the property. He does not have a problem with the existing structure and noted the applicant's intent to improve it.

Upon La Fevers' request, additional details with respect to retaining the Jacaranda tree and how the driveway and sidewalk alignment would be impacted were provided.

Commissioner Moyer said he supports going along with the consensus for conditioning the tree.

MOTION

Chair Allen moved to approve attached Resolution PC-25-010 thereby approving Project 25-2328-CUP/CDP/ARB to allow a remodel and construction for a total of 1836 square feet of additions to an existing legal non-conforming 997 square foot single family residence at 748 Maple Avenue to accept a categorical exemption as identified in the California Environmental Quality Act and with staff revising the existing Conditions of Approval to provide that the driveway access will remain where it currently is and that it may be slightly widened if that is possible without affecting the existing Jacaranda tree.

Allen acknowledged the neighbors' outrage, stating that hopefully in moving forward everyone will see considerable improvement. He stated the Planning Commission must act on the project before them.

Comments on his motion followed. Commissioner Moyer thought they were conditioning the tree to be reviewed by the arborist who would prepare a report for the City Council. Commissioner Van Antwerp had meant for the tree to be retained and for Public Works and a certified arborist to review the plan to protect the roots.

Community Development Director Nick Bobroff clarified if the tree was retained there would be no need for it to be reviewed by the Tree Advisory Board, and if the applicant is agreeable to that, then it stops there.

Discussion took place on whether the Planning Commission should move forward with a definitive condition or continue the hearing after a Tree Advisory Board review. The commissioners agreed they would keep the

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condition to retain the tree as stated in the motion without further review. MOTION PASSED Commissioner La Fevers seconded the motion. Motion passed 5-0 by the following roll call vote: Van Antwerp voted yes, Moyer voted yes, Benefield voted yes, La Fevers voted yes, and Chair Allen voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield asked for an update on the Via Real Hotel project. Community Development Director Nick Bobroff explained it is currently in plan check and working toward construction permits. Project approvals are expiring in early 2026 and new authorization would be needed if the approvals expire prior to start of construction. Chair Allen asked for feedback on Patrick O'Connor's comments about a zoning amendment addressing changes from single-family to multi-family zoning. Bobroff said he would prepare a report. Chair Allen brought to attention there is work activity at the Chevron site on weekends despite the conditioning. He questioned who the contractors are, for how long and what else can be expected. Bobroff said they are working on improving communications with Chevron and the various players, noting SCE recently replaced a utility pole without first notifying the City. He also described other recent permit-exempt work, of which the City was notified, related to the former Pitaville odorant and metering facility. Commissioner Van Antwerp asked for more details on the Development Review Committee brought up by Patrick O'Connor. Bobroff provided background on the committee and how efforts stalled out, citing Covid, quorum issues and state housing laws. Although it could be brought back, he does not know if they have the capacity to take it on at this time.	MATTERS PRESENTED DRAFT
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 Bobroff reviewed distributed materials and reported on upcoming projects. Applications remain incomplete for projects at 6380 Via Real (90 units), Bluffs 1 (around 200 units) and Ogan Road. Recent ARB reviews include	DIRECTOR'S REPORT

Attachment D
Adopted Conditions of Approval
from November 3, 2025

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

December 1, 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. The driveway access to the site from Maple Avenue shall remain in the existing location with minimal expansion to avoid damage to the 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree that is located immediately adjacent to the driveway. **Plan Requirements:** Staff shall review final plans for compliance with this condition. **Timing and Monitoring:** Staff shall review the driveway plans prior final ARB review and prior to issuance of any construction permits, and staff shall monitor in-field during construction and verify compliance prior to final inspection.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. 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.

- 19. 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.
- 20. 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.

- 21. 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

- 22. 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.
- 23. 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.
- 24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. 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

30. 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.
31. 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.
32. 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.
33. 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.

34. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.

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

SPECIAL DISTRICT CONDITION LETTERS

43. 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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

748 Maple St Carpinteria Ca 93013, Planning, Remodel/ 726 SQ ft addition to (E) 997SQ ft SFR plus 2nd story addition of 1190 SQ ft.

Location	34.396234, -119.519294
Status	 Planning Complete
Submittal Date:	February 3, 2025
Project Address/Location:	748 Maple St Carpinteria Ca 93013
APN:	003-321-011
Project Description:	Remodel/ 726 SQ ft addition to (E) 997SQ ft SFR plus 2nd story addition of 1190 SQ ft.
Applicant:	Dylan Chappell
Applicant Address:	4465 Granite Dr. STE 1027 Rocklin Ca 95650
Applicant Phone Number:	(805)205-4760
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	February 5, 2025
Permit Number:	25-2328-CUP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Van Joy
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

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

Water Requirements:

Fire Protection Systems Requirements:

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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

This project as reviewed is over the threshold to require fire sprinklers. Fire sprinklers shall be throughout the structure.

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

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

Additional Requirements:

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

Fees:

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

C. 2024 Residential Additions: An additional \$0.682 per square foot of floor space will be assessed on all Single Family Residential development additions.

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

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

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature

A handwritten signature in black ink, appearing to be "U-Jz", is written over the signature line.

Signed 2/5/2025, 4:02:17 PM PST

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

"Community First"

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

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

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

Date: February 11, 2025

Subject: 748 Maple Avenue, Project No. 25-2328-CUP/CDP/ARB

The Public Works Department has reviewed the project submittal dated January 30, 2025, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
6. The Jacaranda tree designated for removal shall be replaced with a new, approved street tree. Refer to the City of Carpinteria Street Tree Management Plan for a full list of approved street tree species.
7. A traffic control plan shall be submitted to the City of Carpinteria whenever street closures are deemed necessary for the purpose of tree removal operations.

8. Notice shall be provided before and after tree removal. All public right-of-way improvements must be approved by the City Engineer before issuing a Certificate of Occupancy.
9. Improvements shall include sidewalks, curbs, and gutters along the property frontage on Maple Avenue.
10. All new utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
11. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
12. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
13. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
14. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
15. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
16. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
17. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

February 27, 2025

Syndi Souter
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

**Subject: Project No. 25-2328-CUP/CDP/ARB
748 Maple Street Remodel (APN 003-321-011)
Intent to Provide Public Sewer Service – Can and Will Serve**

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. It is the intent of the Carpinteria Sanitary District (District) to provide public sanitary sewer service for a remodel of a single-family residence proposed at 748 Maple Street. The District currently provides sanitary sewer service to the subject parcel. Adequate capacity exists, and will exist, in the District's sewer collection and treatment facilities to serve the proposed remodel.

The project applicant proposes a ground floor remodel with a 726 square foot addition. There will also be a second story addition of 1,190 square feet and a conversion of the detached garage to storage. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all exterior work on the building sewer and lateral sewer that will serve the project. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.

Syndi Souter
February 27, 2025
Page **2** of **2**

If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician



Carpinteria Valley Water District

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

February 27, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: Request for Intent to Serve Letter regarding proposed project 748 Maple Ave (the "Project")

Dear Applicant,

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

The Project proposes a ground floor remodel and a 726 SF addition consisting of a 585 SF garage and 141 SF of additional living space to an existing 997 SF single-family residence. Also proposed is a second-story addition of 1190 SF and to convert the detached garage into storage. There will be electrical, mechanical, and plumbing work on site. No additional water meters or change of use are proposed.

Permit #: 25-2328-CUP/CDP/ARB

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

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

February 27, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: 748 MAPLE AVE; APN 003-321-0111; ACCOUNT NUMBER 02-020434-08; PROJECT NUMBER 25-2328-CUP/CDP/ARB; REMODEL & ADDITION; INTENT TO SERVE WITH CONDITIONS

To Whom It May Concern,

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

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

The subject property is currently served by a 0.75" residential water meter (Account #02-020434-08). Based on the plans dated January 24, 2025, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- Fire demand calculations must be supplied to the District before building permit issuance to ensure the existing water meter is adequately sized and/or to properly size an independent fire service if required.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

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

Very truly yours,
Carpinteria Valley Water District

A handwritten signature in black ink, appearing to read "Spencer Seale".

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

Attachment E
CEQA Notice of Exemption

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

December 1, 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: 12/1/2025

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: _____

FINAL ACTION MINUTES

The meeting was called to order at 5:32 p.m. by Amy Blakemore, Chair.

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: Dempwolf Fence & Gates, Project 25-2355-FENCE/ARB
Address: 954 Concha Loma Drive
Applicant: Tom Brown, TBrownBuilder, LLC, contractor, for Karl and Diana Dempwolf
Planner: Syndi Souter

Request of Tom Brown, TBrownBuilder, LLC, contractor, for Karl and Diana Dempwolf, to consider Project 25-2355-FENCE/ARB for preliminary review of a proposal to construct a 6-foot tall "as-built" fence with gates along the street frontage of the property for a distance of approximately 75 linear feet. The site is 8,276 square feet in size and is zoned Single-Family Residential (6-R-1) shown as APN 003-292-018, addressed as 954 Concha Loma Drive.

Staff Comments:

Syndi Souter presented an overview of the project location using an aerial, site plan, elevation, and views of the previous fence and existing non-conforming fence and gate and the relation of the lot to the street frontage. She reviewed the design of the existing non-conforming fence and gate constructed by the adjacent property owner, in relation to the design of the proposed "as-built" fence and gate.

She identified the following issues for consideration by the Board:

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

Questions for Staff

Boardmember Johnson cited a story in the newspaper and asked when the existing fences were constructed and about their location in proximity to the existing right of way.

Syndi explained it is not known when the existing blue-gray fence at the east corner was built. She said the new metal frames are for the new 6-foot-high fence that came into the City as a complaint.

She noted that Public Works issued a permit for the pavers in the right-of-way. She showed a photo illustrating the location of the edge of pavement in relation to the existing landscaping and hedges, and the new fence posts.

Boardmember Little asked about the non-conforming 5-foot-high fence and gate and the 10-foot-high hedge heights on the adjacent property and Syndi clarified that the Planning Commission approved a 4-foot-high fence and gate and a 6 to 8-foot-tall hedge to block views of the adjacent uses. She explained that the enforcement for non-conforming violations is complaint driven and the City responds when complaints are received.

Boardmember Woolf asked about the street setback. Syndi stated the front setback is located 20-feet from the property line and that the height limit for fences within this setback is 3-feet. Boardmember Woolf noted that if the fence had been constructed at the required setback there would not have been an issue with the fence and asked if the setback is located where the adjacent fence is located. Syndi clarified that they do not line up, explained visual safety considerations, and the Concha Loma Design Guidelines requirements.

Boardmember Johnson asked if there are concerns about the location of the gate not meeting the setback of 20-feet. Syndi responded that the Fire Department had reviewed the gate and found it okay as long as a Knox Box is provided.

Applicant Comments: Tom Brown, TBrownBuilder, LLC, contractor, for Karl and Diana Dempwolf, noted a correction to the plan regarding the existing fence, and that the fence along the east property line would not be changed. He noted an error on the plans showing the neighbor's fence is the same fence intended for this installation. He stated the neighbor's fence is between 5.6-feet and 6-feet tall depending on the location on the lot. He said the fencing company told him he could install the fence like for like with the neighbors and that it would be fine. He also clarified he did not intend to install a tongue and groove fence, rather it would include spaces like the existing "as-built" fence along the front of the property. He offered to change the fence.

Chair Blakemore asked for clarification regarding the existing fences heights and location. The applicant and Syndi reviewed site photos to demonstrate the heights of existing fences and explain the discrepancy between the plans and what is on the ground.

Karl and Diana Dempwolf showed photos of the office and apartment buildings and street conditions next to their house. They elaborated on their concerns about the commercial building across the street and the views from and to their property, traffic, parking, and pedestrian issues. Diana Dempwolf expressed that she thought that it would look consistent if the proposed fence and the neighboring fence were contiguous. She also expressed that they had safety concerns.

Public Comment: Susan Allen, a neighbor, expressed that she supports Concha Loma Design Guideline 22, and stated the fence should be lowered and constructed to be more consistent with the Guidelines. She expressed that the experiment with the inconsistent corner lot hedge did not work. She wants the code enforcement to be active and not complaint driven. She did not want one house to set a precedent for other properties. She described issues with traffic conflicts and design. She said high hedges block out views of the site, and a camera would be a safer security measure. She wants the fence height reduced.

Boardmember Discussion:

Boardmember Woolf suggested that a security gate could be installed that provides for safe deliveries. She stated that the property is unique compared to the neighborhood, due to the proximity of Carpinteria Avenue and the office and apartment buildings. She expressed that changes to address issues unique to this lot do not establish a precedence in the adjacent neighborhood if something is slightly different. She supports blending the fence with the existing fence at a 6-foot height.

Boardmember Little expressed that he was wrestling with the review in the context of the Board's past review of fences. He noted that the house sold four times in the last few years. He expressed he understood the owner's concerns about security given the surrounding uses. At the same time, he felt that his decision should be consistent with prior decisions, and he could not give them the full 6-feet height in this location. He supports lowering the height to 4-feet to still provide a sense of security; noting that the hedges would help provide privacy. He would like the fence to be more in line with the neighbor's fence to provide continuity.

Vice Chair O'Connor expressed that he is supportive of the work that was done. He is sympathetic with the applicant's safety issues. He suggested the applicant could be more flexible to accommodate changes to the height and design and reiterated his support. The applicant agreed.

Boardmember Johnson expressed that the problem is the 6-foot height of the fence and the context should be considered as a residential streetscape type of appearance for the neighborhood. He cited a comment by Boardmember Woolf that the neighborhood is more commercial in nature and he tended to agree. However, since it is a residence and the residential neighborhood is right around the corner he did not want to set a precedence for others in the neighborhood who would also want a 6-foot fence. He said the fence is too high and suggested lowering the fence and adding a feature to the fence top, such as an open hog wire fence, to open it up and provide a residential scale. He noted that the fence's location close to the pavement is a real issue. He suggested adding more landscaping in that area, such as a hedgerow, that would help reduce the conflict in that area. He told the applicant that the gate needed to be lowered and discussed how a gate with a fast acting, auto open feature would help make it safer. He recommended that the fence elevations be broken up to add scale and the gate height lowered.

Vice Chair O'Connor added that pulling into the driveway is difficult. He said lowering the fence and relocating it further back from the road to allow a car to pull completely off the pavement should be considered.

Chair Blakemore expressed that the hedge blocks views of pedestrians and bicycles. She explained that the City has sightline triangles to address safety at driveway exits suggested the hedges be moved back out of the line of sight. She asked the Board if they would support a 4-foot height, and remove six feet of hedging from the east side of the driveway. Smaller plantings could be allowed.

The applicant's contractor commented that the sightline issue would not be addressed using the approach the ARB was discussing and recommended instead, that a red zone be installed in front of the driveway to stop vehicles from blocking views.

Syndi responded to questions from the ARB about the City's height requirements. Syndi explained that the existing blue fence was constructed without the benefit of permits.

Boardmember Woolf acknowledged that there is a privacy issue and suggested a height of 5.5 feet would be appropriate.

Chair Blakemore sought input from the Boardmembers regarding a height they could all agree on.

ACTION: Motion by Chair Blakemore, seconded by Vice Chair O'Connor to recommend approval of the non-conforming fence and gate with a maximum height of 5-feet.

VOTE: 4-1

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

1. Reroof Material Change at 4337 Carpinteria Avenue: Marysol Smith and the applicant presented a proposed reroof of the existing two-story building, prior to their submittal of a building permit application. The existing building features a tile roof and the applicants propose to replace it instead with a metal roof in a dark bronze color. The bronze color was selected by the applicants because it matches the existing window trim color. The Board and the applicant discussed eave detail, edge rake, and gutter specifications. The applicant explained they propose to use a 3 inch metal rake and double bead half round copper gutters. Boardmembers expressed support of the proposed change in roof material and provided comments on the materials and colors, including the request to repaint the existing wooden elements like the columns, handrail and decking with a color that also matches or otherwise references the color of the window trim and new roof.
2. New Signage and Exterior Color Change for the Extra Mile Convenience Store: Marysol Smith and the applicant presented a proposal for a new sign at the existing Extra Mile Convenience store at the Chevron gas station located at 4290 Via Real. The proposal would also include a comprehensive repainting of the exterior of the building, changing from a brown color palette to a grey color palette. No changes are proposed for the gas station canopy or pumps as part of this project. The applicant explained that this change is in response to a national rebranding campaign by the company. The existing sign is a flat panel and the proposed sign would have dimension and be front and halo lit. Boardmembers expressed support of the proposed sign design and the change to the color palette, however, they did request that they mitigate the potential impacts of the illuminated sign. For example, installing a dimmer switch, ensuring the LUX rating of the light is low and appropriate for the setting, and turning off the sign if/when the business is closed.
3. Ojai Rôtie Deux Restaurant: Syndi Souter and the applicant presented proposed outdoor tenant improvements for the new Ojai Rôtie Deux Restaurant located at 5003 Carpinteria Avenue. The Boardmembers provided comments on existing site conditions, parking, landscaping, and materials and expressed support for the tenant improvements. The Board did not feel that the alterations were significant enough to warrant a full ARB review of the project.

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:25 p.m. to the next regularly scheduled meeting to be held at 5:30 p.m. on Thursday, October 13, 2025.

All Boardmembers present indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board

December 2025

December 2025							January 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	1	2	3	4	5	6	4	5	6	7	1	2	3
14	8	9	10	11	12	13	11	12	13	14	8	9	10
21	15	16	17	18	19	20	18	19	20	21	15	16	17
28	22	23	24	25	26	27	25	26	27	28	22	23	24
	29	30	31								29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 30	Dec 1 5:30pm Planning Commission Meeting - TELEVISED	2	3 5:00pm Fire District Board Meeting	4 8:30am DTBAB Meeting (Council Chambers) 2:00pm PW Dept Staff Meeting (Council) 5:30pm Seal Watch	5	6
7	8 3:00pm City Council Meeting - Televised	9 9:00am 2025 Government Tax Webinar (council) 5:30pm School District Board Regular Mtg	10 9:00am 2025 Government Tax Webinar (council) 5:30pm Water District Board Mtg - Televised	11 2:00pm PW Dept Staff Meeting (Council) 4:30pm FW: Interdepartmental 5:30pm ARB	12 11:00am City Leadership of Santa Barbara County	13 9:00am Carpinteria Beautiful Meeting
14	15 5:30pm General Plan Update Committee Meeting 5:30 Start Time	16	17 1:00pm Cookie Exchange	18 2:00pm PW Dept Staff Meeting (Council Chamber) - John 3:00pm COSMAB (Council Chamber)	19	20
21	22 3:00pm City Council Meeting - Televised	23	24 5:30pm Water District Board Meeting - Televised	25 2:00pm PW Dept Staff Meeting (Council Chamber) - John 5:30pm ARB	26 City Hall Closed	27
28 City Hall Closed	29	30	31	Jan 1, 26	2	3

City of Carpinteria
Planning Activity Summary

November 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 11/24/2025

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
25-2369-CDP/ADU	Dave Moore	5550	Calle Ocho	Convert 970sf of (e) residence to an attached 970sf ADU.	Submitted 10/23/2025. Under review.	Syndi	1	
25-2367-DPR/CDP/ARB	Forrest A. Carter	5201	Sixth Street	New Palm Avenue driveway, fencing/gates, and landscaping.	Submitted 9/29/2025. Incomplete 10/24/2025.	Syndi	2	
25-2358-DP/CDP/TPM/ARB	Carpinteria Group LLC	5115	Ogan Road	18-Story, 130-Unit, 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 sent on 10/29/2025; Applicant's designer's email questions recieved on 11/12/2025 and under review.	Bret	2	
25-2356-DP/CDP/TTM	Spencer Kallick	5885	Carpinteria Ave.	191 housing units	Submitted 6/17/2025. Incomplete 7/17/25. Resubmittal 10/15/25. Incomplete 11/13/2025.	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	
25-2352-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. Incomplete #2 9/26/2025.	Syndi	2	
25-2331-DP/CDP	Surf Cottages, LLC	4716	Seventh St	Remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units.	Submitted 2/24/25. Incomplete 3/12/25. 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
25-2336-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. Existing tolling expires 11/11/25. New tolling agreement signed and emailed to Verizon attorney on 10/29/2025; revised plan set received on 11/13/2025 and scheduled for 12/13/2025 ARB meeting that was previously continued from 10/16/2025. Tentative PC hearing date, 2/2/2025.	Bret	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	

23-2207-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	
25-2371-SIGN	Shawn Godkin for Ojai Rotie Deux	5003	Carpinteria Avenue	Two new wall signs. Metal, illuminated.	Submitted 11/5/2025. ARB matters by staff 11/13/2025. Approved 11/24/2025. Pending Building Permit submittal.	Marysol	4	
25-2368-CDP/ADU	Michael Wiltshire	1550	Myra Street	Demo an (e) 192sf shed and construct a new 400sf detached ADU (City Prototype Plan #1).	Submitted 10/10/2025. Director approval 11/7/2025.	Syndi	4	
25-2366-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. Resubmittal 10/13/2025. Director approval 11/12/2025.	Syndi	4	
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. Director approval 10/14/2025. CCC appeal period ends 11/19/2025.	Syndi	4	
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. Director approval 10/14/2025. CCC appeal period ends 11/19/2025.	Syndi	4	
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. Resubmitted. Director approved 11/24/2025. Pending Building Permit submittal.	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	
25-2355-FENCE/ARB	Karl & Diana Dempwolf	954	Concha Loma	New 6' tall front fence & gate	Submitted 6/12/2025. Complete 7/3/2025. To ARB on 9/25/2025. Director approval 11/12/2025.	Syndi	4	Yes
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	
25-2334-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	
25-2335-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. Prelim ARB review on 10/16/2025. Tentatively scheduled for PC on 2/2/2026.	Syndi	5	

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. To PC on 11/3/2025- approved. Scheduled for PC on 12/1/2025 to modify conditions of approval.	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	
23-2232-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. Cont'd Prelim ARB on 11/13/2025. Tentatively scheduled for PC on 2/2/2026.	Syndi	5	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. To be scheduled for PC in 2025/early 2026 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. To be scheduled for final ARB.	Megan	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
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit submittal. BP, submitted Time Extension request 10/28/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. FLAN 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.	Bret	6	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/Megan	7	

19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
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	

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. Tentatively scheduled for Final ARB on 12/11/2025.	Syndi	9	
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. Tentatively scheduled for Final ARB on 12/11/2025.	Syndi	9	
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; ARB recommended preliminary/final approval w/conditions 11/13/2025	Bret	10	
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. Final ARB 11/13/2025. Pending building permit submittal.	Marysol	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	
25-2365-SIGN	Extra Mile at Chevron	4290	Via Real	sign replacement (illuminated). Repainting.	Submitted 8/21/2025. Matters by Staff 9/25/2025. Director Approved. Building Permit submitted, in plan check.	Marysol	12	
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	
25-2357-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. BP #14889 submitted 8/19/2025.	Syndi	12	
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Director approval 4/29/2025. BP #14952 submitted 11/18/2025.	Syndi	12	
25-2337-SIGN	Goleta Signs for 700 Linden	700	Linden	New signage for Linden Square and individual signs for each tenants	Submitted 3/7/2025. Under Review. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. In Building Permit Plan Check.	Marysol	12	
24-2323	Carp-Summerland Fire	911	Walnut	Addition and interior remodel.	Submitted 11/27/24. Under Review. Incomplete 12/18/24. Complete 1/16/25. Director approval 3/04/25. Flan send 3/18/25. In plan check.	Brian	12	

24-2303-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; COA changes and lighting specifications added, Planning Approval to Core and Shell Plans on 11/19/2025	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	
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. Final ARB on 10/16/025. BP #14940 submitted 9/18/2025.	Syndi	12	
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024. Building Permit ready for issuance, pending pickup 3/18/2024. Permit still pending pickup 09/30/2024.	Marysol	12	

23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
23-2209-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. BP #14956 submitted 10/7/2025.	Syndi	12	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Building Permit submitted 11/7/2024, in plan check. Corrections back to applicant, pending response.	Marysol	12	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024. CDP TEX to 8/19/2026. 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	
24-2318-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 issued 9/2/2025.	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	
24-2286-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	
23-2263-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 Klentner	4745	Carpinteria Ave	Revision to 4,304 sq.ft.commercial space to keep 3,404 sq. ft. commercial and change 2,807 sq.ft. to 6 hotel rooms.	Submitted 5/5/2025. Complete 5/20/2025. Director Decision Approved 6/6/2025. 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 9/8/2025.	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	
24-2316-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	15	
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. CofO issued 10/16/2025.	Syndi	15	

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. CofO issued 10/16/2025.	Syndi	15	
23-2347-SIGN	Kasey Clark for T Mobile	1006	Casitas Pass Road	illuminated wall sign and non illuminated hanging sign	Submitted 5/13/2025. Corrections. Resubmittals. Director approved 6/3/2025. BP issued.	Marysol	15	
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. Map recorded 10/23/2025. CofO issued 11/7/2025.	Syndi	15	
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	X	
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					11/25/2025 8:15			

BUILDING PERMIT REPORT

11/01/2025 - 11/24/2025



Permit #	Permit Date	Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
15005	11/20/2025		004-004-022	4996 Foothill RD	Bernardo Cruz Salinas and Leonel Cruz	GARAGE PORTION ONLY: Construct new four car garage (1337 SF) with Second story (800 SF) ADU and covered patio	75,000	Pending - Adv Plan Check Fee		
15004	11/20/2025		004-004-022	4996 Foothill RD	Bernardo Cruz Salinas and Leonel Cruz	ADU PORTION ONLY: Construct new four car garage (1337 SF) with Second story (800 SF) ADU and covered patio	75,000	Pending - Adv Plan Check Fee		
15003	11/20/2025		004-005-007	1532 Linden Ave	ARCHDIOCESE LA ED/WELF CORP	St Joseph: Installation of new 200-amp main electrical service panel in new location. Location subject to SCE approval.	6,000	In Review Building		
15002	11/20/2025	11/20/2025	003-142-014	1393 Vallecito Place	MORRIS, JACQUELINE J REVOCABLE TRUST 7/15/04	Replace (e) 2-ton FAU in Attic with new 2-ton FAU in same location. Subject to Field Inspector's verification and approval.	7,208	Issued		
15001	11/20/2025		004-103-002	911 Palm Ave	GOULART EDWARD H/DARKLIS ANNE TRUSTEES (for) GOULART EDWARD/DARKLIS A REV LIV TR 8/90	Install a Tesla Wall Connector on a new 60 amp circuit	600	In Review Building		
15000	11/18/2025	10/8/2025	004-011-035	1483 Sterling Ave	CONTRERAS, PEDRO	Solar App: SA20251008-7273-42-7-A: PV+ST 12 JAM54S31-405/MR solar modules 1 10-005025 {240V} inverter 1 LE-ESS-20KWH ESS System Size: 4.86 kW DC (9.68 kW AC)	0	Issued SolarApp		
14999	11/18/2025		004-013-014	4290 Via Real	GRAGG PROPERTIES, LLC	CHEVRON: E01: Replacement - Face/Halo Lit Channel Letters on panel measuring 35.6 SF connecting to (e) electrical. E07: Replacement Faces - C360 Pole Lount (2) measuring 7.8 SF. I01: Replacement Interior cash cloud measuring 4.27 SF	3,810	In Review Planning		
14998	11/18/2025	11/13/2025	003-600-009	1435 Carnation PL	BENNETT TOD R/DEBRA E	Solar App: SA20251113-7273-51-7-A: PV+ST 14 JAM54S31-405/MR solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS Main Panel Upgrade: Yes System Size: 5.67 kW DC (11.5 kW AC)	0	Issued SolarApp		

14997	11/18/2025	11/12/2025	003-431-005	4610 4th Street	Elizabeth C. & Gregory W. Scerni, Trustees for the Soaring Eagles Trust	Solar App; PV+ST 6 REC460AA Pure-RX solar modules 6 IQ8X-80-M-US {240V} microinverters 1 1707000-XX-Y {7.6kW} ESS System Size: 2.76 kW DC (2.28 kW AC)	0	Issued SolarApp		
14996	11/18/2025		003-383-005	5596 Calle Ocho	SWEENEY SHARON	Interior improvements to existing permitted game room. Remove non-structural walls and ceiling, install insulation, lighting, tile, and update bathroom fixtures.	15,000	In Review Planning		
14995	11/13/2025	11/14/2025	001-292-005	5390 Dariesa Street	HILDEBRAND, RICHARD L	Remove existing asphalt shingle roofing system and replace with new asphalt shingle roofing system in like for like color. 25 squares	26,250	Issued		
14994	11/12/2025		003-381-008	5545 Canalino Dr	Mulligan, Michael and Jessica	Demolition of interior finishes, plumbing, cabinets, drywall, stucco, landing. In preparation of future remodel. "Interior Demolition Only – No Exterior Work – No Additional Work", "The issuance of a demolition permit does not authorize or approve any future use or occupancy." "Fire Sprinkler System Required if the total area of the ceiling covering removed or exposed exceeds 75% or greater of the total floor area of the building/structure".	5,000	Pending - Incomplete App		
14993	11/10/2025	10/13/2025	003-590-011	1458 Camellia Circle	Alex Fox and Alejandra Borunda	Solar App: SA20251013-7273-43-1769-A:PV 2 SPR-M435 solar modules 2 SPR-M435-H-AC {240V} microinverters Existing System: Yes System Size: 0.87 kW DC (0.77 kW AC)	0	Issued SolarApp		
14992	11/10/2025	11/10/2025	001-272-008	5451 Shemara Street	BECKER, DAVID	Change out (e) 85K BTU FAU with new 85K BTU FAU in the same closet location.	3,500	Issued		
14991	11/10/2025		003-291-019	780 Calle Rey Mar	DOLGE FAM TR	Complete gut and remodel of interior. New PME. Some exterior change outs.	110,000	Pending - Adv Plan Check Fee		

14990	11/6/2025		003-470-010	4797 Sandyland	ROBERTS FAMILY TRUST B (RESIDUAL TRUST) 4/19/76	ADDITION OF BATHROOM IN (E) FOOTPRINT OF HOME @ THE SECOND STORY. MINOR CHANGES TO SOUTH EXTERIOR ELEVATION.NO NEW SF ADDED TO STRUCTIRE.	50,000	In Review Building - BV		
14989	11/6/2025	11/5/2025	003-104-002	1266 Cramer Cir	Lynn Trieu and Trung Dang	Solar App Permit: SA20251105-7273-49-7-A: PV+ST 13 JAM54S31-405/MR solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS+ 1 1807000-XX-Y DC battery expansion Existing System: Yes New Busbar count - 2 System Size: 5.27 kW DC (11.5 kW AC)	0	Issued SolarApp		
14988	11/5/2025	11/5/2025	003-243-004	4633 9th Street, Unit B	SALVADOR, JESSE E TRUSTEE (for) SALVADOR, JESSE E LIV TR 11/27/91	Tear off existing composition and flat roof. Install 4 squares of 30 year composition and 2 squares of self-adhering on flat. Color like for like.	5,305	Issued		
14987	11/4/2025		003-960-001	4893 Seventh Street	MORENO, SANDRA ELIZABETH	New water conditioner to be located in the backyard, against the house, near the water main. 1" copper piping. Add required loop.	2,500	Final Processing - Pending Applicant		
14986	11/4/2025	11/5/2025	003-243-004	4633 9th Street, Unit A	SALVADOR, JESSE E TRUSTEE (for) SALVADOR, JESSE E LIV TR 11/27/91	Tear off existing composition and flat roof. Install 9.5 squares of 30 year composition and 6 squares of self-adhering on flat. Color like for like.	12,500	Issued		
14985	11/4/2025	11/4/2025	001-280-001	1493 Andrea Street	CAMPOS, SALVADOR & DELIA LIVING TRUST	Tear off existing composition shingles and flat patio roof. Install 30 year composition and self-adhering on flat. 25 squares comp and 4 squares flat. Color like for like.	23,790	Issued		
14984	11/4/2025	11/29/2025	003-440-018	4843 Dorrance Way	O'NEIL TRUST 5/6/16	Solar App Permit: SA20251029-7273-48-14798-A: PV+ST 11 HiN-T440NF(BK) solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS New Subpanel count - 1 System Size: 4.84 kW DC (11.5 kW AC)	0	Final		

14983	11/4/2025	10/27/2025	004-008-044	4425 La Tierra Ln	EHLERS, ERIC	Solar App Permit: SA20251027-7273-47-7-A: PV+ST 34 JAM54S31-405/MR solar modules 1 SE10000A-US {240V} inverter 2 aPower Xyyy {240V, 10 kW} ESS New Subpanels count - 2 System Size: 13.77 kW DC (9.94 kW AC)	0	Issued SolarApp		
14982	11/4/2025	11/6/2025	001-400-057	5404 Granada Way	RUSSELL, RICHARD W/HELEN F LIVING TRUST	Remove existing roof (1 layer comp, 1 layer wood), install solid plywood sheathing, and re-roof with Landmark dimensional shingles. Existing color: Brown, Proposed color; charcoal. 28squares. Garage attached and included in proposal.	31,000	Issued		
14981	11/3/2025		004-007-010	1574 Seacoast Way	LEHTINEN FAMILY TRUST	Re-roof, tear off existing comp and underlayment. Install Noe Class A synthetic underlayment. Install new comp shingles - like for like. 21 squares 5/12 pitch. No sheathing. No color change.	17,000	Final Processing		
14980	11/3/2025	11/4/2025	003-212-032	4237 Carpinteria Avenue, Unit 1	Two Pina Coladas LLC	Tear off existing roof and replace with PVC, color like for like. 19 squares	20,000	Issued		
14979	11/3/2025	11/3/2025	004-011-017	1475 Theresa Street	CHAFEY, SUZETTE A LIVING TRUST	Install new Certainteed Synthetic underlayment and Landmark shingles. color change to Georgetown gray. 26 squares	17,465	Final		

Total Records: 27

11/24/2025