



**City of Carpinteria  
City Council Agenda  
Monday, July 13, 2026  
Council Chamber, 5775 Carpinteria Avenue,  
Carpinteria, CA 93013  
4:00 p.m. Closed Session - 5:30 p.m. Regular Meeting**

---

**5:30 PM Regular Meeting  
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/>).
- 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 889 0390 2262) to listen to the meeting.
- [Join the City's Zoom webinar by clicking here.](#) Alternatively, you can join the Zoom webinar by logging on to [www.zoom.us](http://www.zoom.us), downloading the application, selecting "Join Meeting", and entering Webinar ID 889 0390 2262.
- Spanish interpretation will be available at the in-person meeting and through the City's Zoom webinar.

**How to Provide Public Comments**

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- 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. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to City Council by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to [PublicComment@carpinteriaca.gov](mailto:PublicComment@carpinteriaca.gov), or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Although written comments become part of the record, they will not be read aloud at the meeting.

Please note that the City will make every effort to make the meeting accessible virtually; however, if one of the above virtual 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.

## **Call to Order**

## **Roll Call**

## **Public Comment on Closed Session Matters**

### **Closed Session Matters**

1. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL –  
ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): 2 cases

## **Temporary Adjournment to Closed Session**

## **Call to Order**

## **Roll Call**

## **Closed Session Report**

## **Pledge of Allegiance**

## **Councilmember(s) Request for Remote Participation Under AB 2449**

The City Council may consider Councilmember(s) request to participate in the meeting remotely under the regulations of AB 2449 by making the necessary findings and voting on whether the Councilmember(s) may participate remotely.

## **Agenda Modifications**

The City Council may modify the regular agenda by tabling items, adding urgency items to the agenda, or changing the order in which items are considered. Changes to the Consent Calendar are considered at the time the Consent Calendar is considered.

## **Introductions, Proclamations and Presentations**

2. Retirement Recognition for David Huff, Lead Maintenance Worker
3. A Proclamation Designating July 2026 as Park and Recreation Month in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

## **Public Information Reports and Announcements**

This may include updates on law enforcement activity within the City from a Sheriff's Office representative or a report from a representative of the First District Supervisor's Office.

4. Sheriff's Recap

## **Temporary Adjournment for the Purpose of Holding the Monthly Meeting of the Carpinteria Library Board of Trustees**

5. Library Board of Trustees Agenda Packet

## **Reconvene the Regular Meeting of the City Council**

### **City Manager's Report**

The City Manager will report to the City Council regarding various City and/or community events and/or matters of interest. There will be no City Council discussion except to ask questions or refer matters to staff; and no action will be taken unless listed on a subsequent agenda or as otherwise specified below.

6. City Manager's Report

## **Planning Commission Actions: None**

### **Public Comment on Matters Not on the Agenda**

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The Mayor may establish reasonable regulations for public comment based on the time available and/or the number of persons waiting to speak. Typically, the City Council's practice has been to limit each speaker to three minutes. The audiovisual system in the Council Chamber is not available for speaker use during the general Public Comment period.

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

### **Consent Calendar**

Items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the City Council. If you wish to speak on a consent calendar item, please do so during the public comment period provided at the beginning of this item.

7. Approve the minutes of the regular meeting held June 22, 2026.
8. Receive and file the Warrant Register for the period of June 15, 2026 through July 3, 2026, pursuant to Carpinteria Municipal Code Section 2.08.150(F).
9. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for May 2026.

10. Authorize the City Manager to execute the First Amendment to the Agreement with Showscapes, Inc. (dba Treescapes) to provide landscape maintenance services in an amount not-to-exceed \$111,250. *(Requires a roll call vote.)*

## **Administrative Matters**

11. Request for waiver of rental and associated fees by Lions Club of Carpinteria for use of the Veterans Memorial Building, Veterans Hall.  
Recommendation: Staff does not have a specific recommendation and is seeking direction from the City Council.
12. Consideration of Resolution No. 6486, Approving an Appointment to the Architectural Review Board.  
Recommendation: Adopt Resolution No. 6486, approving an appointment to the Architectural Review Board.
13. Review of 2025 Carpinteria home sales prices and setting of the 2026 in-lieu affordable housing fees pursuant to Carpinteria Municipal Code Chapter 14.75, Inclusionary Housing Requirement, and, if desired, adopt Resolution No. 6485, as read by title only, adjusting the 2026 affordable housing in-lieu fee for single-family dwellings.  
Recommendation: Receive and file the report on the City's home sales prices for the 2025 calendar year and the 2026 affordable housing in-lieu fees for condominiums and single-family dwellings, and adopt Resolution No. 6485 to adjust the 2026 affordable housing in-lieu fee for single-family dwellings.

## **Public Hearing: None**

## **Consideration of Any Items Removed from Consent Calendar and/or Other Agenda Items Requested to Be Advanced**

## **Matters Continued from Previous Meetings: None**

## **Other Business**

14. Conceptual review of a contemplated adaptive reuse project (Project 26-2404-CON) to convert the existing office building located at 6185 Carpinteria Avenue (APN 001-180-028) into a mixed-use development containing 20 live-work units and 11 housing units. The conceptual project is proposed by Peter Lewis, potential purchaser of the property.  
Recommendation: Receive public comment, and provide individual comments on the development proposal.

## **Legislative Update: None**

## **Committee Reports, Inquiries and Other Matters Presented by Councilmembers**

Informational reports from Councilmember representatives on committees, commissions and organizations. This is also an opportunity for Councilmembers to request information from staff or seek support from fellow Councilmembers for future agenda items.

## **Attendance of Councilmembers for Future Meetings**

### **Adjournment**

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 684-5405, extension 403 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.

Materials related to an agenda item submitted to the City Council after distribution of the agenda packet are available for public review at the City Clerk's Office, located at 5775 Carpinteria Avenue, Carpinteria, CA 93013 or by going to the City's website at <https://carpinteriaca.gov/city-hall/agendas-meeting>.

### **Resources for the Public:**

**Code of Conduct:** [https://carpinteriaca.gov/wp-content/uploads/2025/03/Code-of-Conduct\\_FINAL.pdf%22](https://carpinteriaca.gov/wp-content/uploads/2025/03/Code-of-Conduct_FINAL.pdf%22)

### **Levine Act Warning**

Applicants and their agents before the City Council are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Council member may accept, solicit, or direct a contribution of more than \$500 from any party for 12 months following the date a final decision is rendered by the City. No City Council Member may accept, solicit, or direct any contribution from an agent of the party during the same time frame. This prohibition commences when an item involving the entitlement has been placed on the City Council's agenda for a public meeting, when the City Council Member knows the action is within the City Council's jurisdiction, and it is reasonably foreseeable that it will come before the City Council as a decisionmaker, or when the proceeding is before the City Council for its decision. A party to a City proceeding—which includes both applicants and agents—shall disclose on the record of the proceeding any contribution of more than \$500 made to any City Council Member by the applicant, or any donations made by the agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a City Council Member during the proceeding and for 12 months following the date a final decision is rendered by the City. Prior to rendering a decision on a City proceeding, any City Council Member who received contribution of more than \$500 within the preceding 12 months from any party, or who received any donations from an agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any City Council Member receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the City Council Member shall be permitted to participate in the proceeding. If you believe that these provisions apply to you or a City Council Member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

This agenda was posted on July 9, 2026 in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.