



City of Carpinteria
Planning Commission Agenda
Monday, August 3, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013

5:30 PM Regular Meeting
In-Person and Virtual Participation Options

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

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 886 2938 3844) 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, downloading the application, selecting "Join Meeting", and entering Webinar ID 886 2938 3844.

How to Provide 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 Commission by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to 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. 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

John Moyer, Chair

Jane L. Benefield, Vice Chair

David Allen

Glenn La Fevers

Alexandra Van Antwerp

Call to Order

Roll Call

Pledge of Allegiance

Introductions, Presentations, Announcements

Public Comments

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. Approve the minutes of the meetings held May 4, 2026, and June 1, 2026.

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. Adaptive Reuse of Two Existing Office Buildings; Project # 26-2404-CON
Planner: Megan Musolf
Applicant: Peter Lewis
Address: 6185 Carpinteria Avenue

Hearing on the request of Peter Lewis, potential purchaser of the property addressed as 6185 Carpinteria Avenue, for a conceptual review of a contemplated adaptive reuse project to convert the two existing office buildings into a mixed-use development containing 20 live-work units and 11 housing units. No substantial changes are proposed to the exterior of the buildings, and existing parking, landscaping, and public trails on the site would remain as-is. The property is a 3.58-acre parcel zoned Industrial/Research Park (M-RP) and shown as APN 001-180-028.

Other Business

Matters Presented by Commissioners

Director's Report

3. Action Minutes of the Architectural Review Board Meetings of January 29, 2026, and March 12, 2026.
4. Calendar for the month of August
5. Planning Activity Report for July
6. Building Permit Report for July

Attendance of Planning Commissioners for the Next Meeting

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 July 30, 2026 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 Moyer. Commissioners Present: John Moyer, Chair Jane L. Benefield, Vice-Chair David Allen Alexandra Van Antwerp Commissioners Absent: Glenn La Fevers Others Present: Nick Bobroff, Community Development Director Syndi Souter, Senior Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Moyer led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff announced that the kick-off goes live on Thursday, May 7th for the Environmental Impact Review (EIR) process for the General Plan and Coastal Land Use Plan Update. The Notice of Preparation will start a 30-day public comment period that runs through Friday, June 5th, and there will be a public scoping meeting to learn more about the EIR and provide feedback on Monday, May 18th at 5:30 p.m. in the Council Chambers. He said more information will be available on the City’s Hot Topics website under the General Plan/Coastal Land Use Plan category when the kick-off goes live. He added that the Hot Topics website now includes a housing section with FAQs about state housing laws that contain links to more details.	ANNOUNCEMENTS
PUBLIC COMMENT Alan Koch spoke about the Surfliner Inn Project and how Lot 4 is not a viable option for a public parking lot. He said there are two phases and presented his own findings. Highlights include that he believes the applicant is really the Public Works Department, ARB wanted further study on the parking lot, and there was confusion about the traffic at a meeting about the draft EIR. He pointed out the Public Works director sat on the EIR committee, which he found awkward. He described the conflict of interest as too strong, noting the director asked no questions. Leslie Gascoigne also commented on Lot 4. She described the EIR as incomplete and insufficient and believes a new traffic and parking study is necessary to explore other options. She said DEIR thresholds need to be re-examined due to the poor design of the parking lot, the potential for inadequate emergency response is huge due to the proximity to the railroad tracks, and loss of parking is inevitable due to the increase in new food establishments. In addition, Amtrak is launching an expanded commuter service and will lose needed parking. Nathan Pratt said he attended the EIR meeting and complained that there is a conflict of interest that needs to be addressed. He said there are members of staff on the board approving things they wrote, and they should not be voting members of any committee. He asked that they be replaced with new members that are volunteer.	PUBLIC COMMENT

Commissioner Allen asked that given two members of the public expressed concern about the ERC committee members that our city attorney comment, so the public understands the process. Mr. Bobroff stated Amrita Salm provided a written comment as part of the public comment. Gary Campopiano, via Zoom, spoke about what he felt was faulty analysis and omissions that occurred in the draft EIR for the Surfliner Inn project. He expressed concern about the blocking of views of the Santa Ynez mountains, scenic vistas and ridgelines. He made the following points: 1) The consultants erred in classifying the scenic views when story poles were in place. He believes the impact to views from Linden Avenue to Foothill Road/Hwy 192 and to its terminus at Carpinteria City Beach are a Class 1 or 2 impact, not Class 3. 2) He said the study in part relied on photos taken from unusual locations on a foggy day that blocked the Santa Ynez mountains and the ridgeline. 3) The photos in the draft EIR do not portray the true impact of the hotel on the visual heritage of our town due to where they were taken and the lens used in the camera (see video for details). He believes the draft EIR should reclassify impacts to views as Class 1 or 2 impacts. Amrita Salm, via Zoom, summarized topics in a letter she submitted: the missing analyses to various sections of the DEIR, safety issues related to parking lots 4 and 3, location of the proposed project, the aesthetics section, lack of biological analysis, providing no alternative location, removal of mature trees, inappropriate use of conjunctive parking, and ignoring comments made by ARB and City Council members at the joint meeting about the density of the proposed hotel and not Lot 3 at that meeting and other meetings (see her comments on pages 3-5). She said hopefully the final EIR will address these issues because the draft unfortunately didn't answer them.	
CONSENT CALENDAR 1) None	CONSENT CALENDAR
NEW PUBLIC HEARING 2) Marquez Duplex Addition and Remodel for Unit A Planner: Syndi Souter Applicant: Martha Marquez Address: 4684 Seventh Street Hearing on the request of Martha Marquez to consider Project 20-2057-CUPR/CDP (application filed July 22, 2020) for approval of a Conditional Use Permit Revision and Coastal Development Permit to reconstruct a legal nonconforming 847 square-foot duplex unit and construct a 258 square-foot addition to the side of the unit for a resultant size of 1,035 square feet under the provisions of the 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, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-301-012, addressed as 4684 Seventh Street. Senior Planner Syndi Souter presented the staff report, explaining the	NEW PUBLIC HEARING

project had been previously approved in 2022 but the applicant found revisions were needed after construction began. She said staff is recommending approval of Resolution PC-26-003 thereby approving the project. PUBLIC COMMENT OPENED Patrick O'Connor said this is another case of non-conformance in Old Town, noting the houses had been deteriorating for some time. He criticized the notion of approving a significant project that requires structural integrity and allowing it to continue with a complete re-build. He said like-for-like rebuild is reserved for disasters, which is not the case here. In addition, there is a shared driveway between two properties developed by the same person and built in 1929. At some point, the property changed from single-family to multi-family, yet the record shows there was never approval for that. He described this as a conflict between zoning and development. PUBLIC COMMENT CLOSED Commissioner Benefield asked if it was true they continued to build without permits and approvals. Ms. Souter explained that because the applicant was afraid to lose her contractor, she was allowed to continue. Commissioner Van Antwerp referred to Patrick's comments and asked how we can change the outcome. Community Development Director Nick Bobroff explained the scope often grows during construction and they have tried to identify those situations up front by asking for a structural engineer to show the structure is still sound. He said ultimately it is the applicant's risk, and the recourse is to come back before the commission to approve a revision. He explained we can ask but not demand a structural assessment and, in this case, they didn't anticipate ending up in this situation. He clarified when the scope increases the project must be brought up to current code requirements in terms of safety and building standards. Chair Moyer commented that a lot of residences in Carpinteria would fall into this situation, with the applicant having to put a lot of money into a small beach town cottage. He applauds them for saving the house and keeping us a small beach town community. He said we have to rejuvenate the housing stock. MOTION Commissioner Allen moved that we adopt Resolution PC-26-003 approving Project 20-2057-CUPR/CDP to allow the reconstruction of a legal non-conforming duplex unit and the proposed 258 square-foot addition, accept the CEQA addition and adopt the findings for approval in Exhibit 1, Attachment A and the Conditions of Approval in Exhibit 1, Attachment C. Chair Moyer seconded the motion. Motion passed 4-0 by the following roll call vote: Commissioner Van Antwerp voted yes, Commissioner Allen voted yes, Commissioner Benefield voted yes and Chair Moyer voted yes. 3) Coeler New Residence Planner: Syndi Souter Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler Address: 333 Linden Avenue Continued hearing from February 2, 2026, at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider	
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Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan, and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden Avenue. Community Development Director Nick Bobroff stated that the applicant has requested a continuance to the June 1, 2026 hearing. MOTION Upon a motion by Commissioner Allen, seconded by Chair Moyer, the Planning Commission voted 4-0 by voice vote to grant a continuance to the June 1, 2026 meeting.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
DIRECTOR’S REPORT 4) Action Minutes of the Architectural Review Board – NONE 5) Calendar for the month of April 6) Planning Activity Report for the month of April 7) Building Permit Report for the month of April Housing project highlights included that Via Real Townhomes, formerly Lagunitas mixed-use project site, resubmitted an application that is expected to be deemed complete later this week. In addition, the 5585 Carpinteria Avenue “Farm” project had a well-attended open house on April 9th, a contract was awarded to ESA to assist staff in preparing its EIR report, and a Notice of Preparation and Scoping hearing will take place likely in July. Regarding Chevron decommissioning, most onsite activities are on a temporary pause while they await approval from the EPA for its final soil remediation plan. In the meantime, endangered species monitoring will continue and preparation for offshore work is taking place. During the last week of May, SCE will be working along the railroad tracks to replace the power pole, possibly leading to a temporary detour for a section of the trail near the parking lot. New businesses have opened downtown, including Coyote’s Market and Arnie’s Rooftop Bar. Others that will be opening in the coming weeks include the Larder, Skyhop Coastal Goods, Rincon Rooms and Rincon Design Surf Shop. Bobroff said they are making great progress in a new online permitting platform, with the building permit part up and running on a soft trial basis. They hope by late summer all building permits will be going through the platform. Regarding the Verizon Wireless Facility, he said they have not heard from	DIRECTOR’S REPORT

Verizon but another downtown property owner has expressed interest in hosting the site. PUBLIC COMMENT Patrick O’Connor said because the Farm project is under Builder’s Remedy that it is limited to five reviews. He brought to attention that the EIR work is going on before the ARB and Planning Commission reviews. Due to problems that are often identified during a review process, he suggested figuring out how to integrate those reviews.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING – All present indicated they would be present for the June meeting.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Moyer adjourned the meeting at 6:32 p.m. Secretary, Planning Commission ATTEST: Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Moyer. Commissioners Present: John Moyer, Chair Jane L. Benefield, Vice-Chair David Allen Glenn La Fevers Alexandra VanAntwerp Others Present: Nick Bobroff, Community Development Director Bret McNulty, Principal Planner Megan Musolf, Assistant Planner Cody Sargeant, City Attorney	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Moyer led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff made the following announcements: 1) There will be a Town Hall Meeting this Thursday, June 4th at 5:30 p.m. in the Council Chambers to share information on the City’s budget challenges and the proposed revenue measure, as well as to seek community input on prioritizing essential services. 2) The 30-day public comment period for the General Plan/Coastal Land Use Plan Update Notice of Preparation & Scoping Meeting will wrap up this Friday, June 5th at 5:00 p.m. The purpose is to solicit feedback and comments on the scope and content of the EIR. For more information visit the City’s Hot Topics website or email long range planning staff at GPupdate@Carpinteriaca.gov. 3) The Environmental Impact Report process is ready to kick off for the proposed Farm residences project at the Tee Time property. The 30-day Public Scoping and Notice of Preparation comment period will run from June 11th to July 10th. There will also be a Public Scoping Meeting on Tuesday, June 30th at 5:30 p.m. in the Council Chambers.	ANNOUNCEMENTS
PUBLIC COMMENT Annie Sly commented on short-term rental license allocations. She said a graphic displayed at a recent meeting showed 218 short-term rental licenses with 11.5% that have not been assigned. She asked that we not assign that 11.5% and reduce the 218 licenses. She believes loss of bed tax can be made up by finding and fining illegal rentals and noted six new hotel rooms on	PUBLIC COMMENT

Carpinteria Avenue. She said people she knows in her beach community would much rather have long-term rentals than short-term ones.	
CONSENT CALENDAR 1) Approve the Minutes of the meeting held April 6, 2026 MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Benefield, the Planning Commission voted unanimously by voice vote to approve the minutes of the regular Planning Commission meeting of April 6, 2026, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING 2) Verizon Wireless Communications Facility Planner: Bret McNulty Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC Address: 912 Linden Avenue, (other addresses 944, 954, 962, and 970) Continued hearing from February 2, 2026, on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB (application filed on March 6, 2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two (2) new wireless antenna arrays adjacent to the sides of the Carpinteria clock tower, one (1) new wireless antenna array at the south end of the building , and one (1) battery and radio support equipment enclosure on the roof of an accessory structure at the rear of the building along Cactus Lane, roof top access ladders, and dedicated parking for an emergency generator truck, and installation of utility connections within the Cactus Lane public right of way under the provisions of Section 6409(a) of the federal Spectrum Act; the Carpinteria Municipal Code (CMC) § 14.22 Central Business District, § 14.44 Visitor Serving/Highway Commercial Overlay District, § 14.62.010 Conditional Use Permit, § 14.56 Wireless Communications; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN: 003-263-029, addressed as 912 Linden Avenue, (other addresses 944, 954, 962, and 970). Applicant has requested a continuance of this item to the December	NEW PUBLIC HEARING

7, 2026 Planning Commission Meeting.

Principal Planner Bret McNulty presented the staff report. He explained that the applicant asked for a continuance to the December 7, 2026 Planning Commission meeting to review alternative locations for the project. He said Staff reviewed their request, believes it's reasonable and supports a recommendation for that continuance.

Commissioner VanAntwerp asked for information on the alternatives. Mr. McNulty said there is the Chrisman California Islands Center Building, the "Lindamar" building (occupied by the Nugget, etc.) and Verizon is continuing to look at the Veterans Hall's clocktower. They have an alternative study that previously identified possible site alternatives, as well.

PUBLIC COMMENT OPENED

Michelle Duarte of Centerline Communications, agent on behalf of Verizon, said they are looking at the Veterans Building as an alternative and will have more information in the coming months.

PUBLIC COMMENT CLOSED**MOTION**

Upon a motion by Commissioner Benefield, seconded by Commissioner VanAntwerp, the Planning Commission voted unanimously to extend the Verizon Communications facility matter to the December 7, 2026 Planning Commission hearing. Motion passed 5-0 by the following roll call vote: Commissioner VanAntwerp voted yes, Commissioner La Fevers voted yes, Commissioner Allen voted yes, Commissioner Benefield voted yes and Chair Moyer voted yes.

3) Surf Cottages Condominiums

Planner: Megan Musolf

Applicant: Eva Turenchalk, agent, for Michael Haber, Surf Cottages LLC

Address: 4716 Seventh Street

Hearing at the request of Eva Turenchalk, agent, for Michael Haber, Surf Cottages LLC, to consider Project 25-2331-DP/CDP/ARB (application filed February 13, 2025) for approval of a Development Plan and Coastal Development Permit to remodel and add a second story and garage to an existing single-family dwelling, and construct a new two-story two unit building with two attached garages, to create a total of three condominium units on the property; and to approve an

Exemption pursuant to §15301, 15303, and 15332 of the California Environmental Quality Act (CEQA) Guidelines. A parcel map for a three-unit condominium project was previously approved by the City Council and recorded with the County of Santa Barbara as Parcel Map 25,187 on December 18, 2023. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street.

Assistant Planner Megan Musolf presented the staff report. She said staff is recommending adoption of project Resolution PC-26-004, its CEQA Exemptions, findings and conditions of approval. She proceeded to answer questions.

Commissioner La Fevers asked whether it is appropriate for staff to approve the project based on a pending change to the flood hazard map. Ms. Musolf answered that the new maps become effective on June 10, 2026 and were issued with final letters of determination. She said it's nearly certain the new maps are going into effect.

City Attorney Cody Sargeant explained the approach is generally acceptable, because the City can require compliance with FEMA requirements that exist when permits are issued for construction. He said it's near certainty they will go into effect in 10 days, and if not, the project would have to comply with applicable floodproofing provisions of the CMC.

Commissioner VanAntwerp wanted to ensure the homeowners association would happen. Ms. Musolf explained there is a condition of approval that City staff will review and approve the CC&Rs, and the CC&Rs will need to be recorded when the project records the condominium plan so the units can be sold separately, and a homeowner's association is required by state condominium law.

Community Development Director Nick Bobroff added that as part of staff review, they will ensure that conditions such as long-term maintenance are addressed in the development's CC&Rs.

PUBLIC COMMENT OPENED

Eva Turenchalk, agent and land use consultant for applicant Michael Haber, said she was available for questions.

PUBLIC COMMENT CLOSED

Commissioner VanAntwerp asked about the reason for the height

reductions, and Ms. Turenchalk explained it was due to the flood plain change where they were able to lower it just over 2 feet.

Commissioner La Fevers expressed support for the project. He said he likes what he sees and it is appropriate for its location. He is pleased to see it developed at a 3-unit density, noting the area has been identified in the Housing Element as an appropriate area for increased density. He likes that the height was lowered and is comfortable with the 8-inch encroachment into the front yard setback. He asked for a condition that requires the project to return to the Planning Commission should the maps not go into effect, noting they could lead to a redesign resulting in a change in heights.

Commissioner Allen expressed support and said he likes the community-friendly look. He agreed if major design revisions take place he would like it to return to the ARB as well as the Planning Commission.

Commissioner VanAntwerp likes the project and said she was relieved to see the story poles were lowered.

Commissioner Benefield said she asks herself whether she would like to live there, and she would love to live there. She described it as in-fill, attractive and better than it is now. She has no complaints since she really hates the color white.

Chair Moyer said the black and white is a style he likes and wanted the applicant to keep it. He likes that the project is for sale, is 3-bedroom units and family oriented. He commented that families invest in different ways that make our city stronger and more compatible.

MOTION

Commissioner Allen moved they adopt Resolution No. PC-26-004 approving Project 25-2331-DP/CDP to grant a Development Plan and Coastal Development Permit to allow the remodel and additions as presented; to approve the CEQA Exemption pursuant to §15301, 15303 and 15332 of the guidelines; to adopt the findings in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3; and to accept the modification to allow the minor encroachment of the porch columns for the single-family dwelling to encroach into the front setback, and to propose the revision suggested by Commissioner La Fevers to Condition No. 11. Commissioner Benefield seconded the motion. Motion passed 5-0 by the following roll call vote: Commissioner VanAntwerp voted yes, Commissioner La Fevers voted yes, Commissioner Allen voted yes, Commissioner Benefield voted yes, and Chair Moyer voted yes.

BREAK – Chair Moyer called for a 3-minute break.

4) Coeler New Residence

Planner: Syndi Souter

Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler

Address: 333 Linden Avenue

Continued hearing from May 4, 2026, at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan, and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden Avenue.

Community Development Director Nick Bobroff, filling in for Senior Planner Syndi Souter, presented the staff report. He said staff believes that the changes substantially address commissioners' concerns brought up at the last meeting, help reduce the perceived scale of the residence as viewed from the street, and go a long way toward addressing pedestrian, cyclist and motorist safety concerns by eliminating the driveway off Linden Avenue. He said the project meets all required zoning standards of the PRD zone district, and staff is recommending approval of the revised design.

Commissioner La Fevers asked if the demo of the corner lot's garage would occur during this project and leave the parcel with no parking. Mr. Bobroff explained the corner lot would have a lot line adjustment and demolition of the detached garage, leaving the property without a garage, which under Assembly Bill 2097 is now allowed (AB 2097 eliminates required parking standards for any new residential or commercial project within a ½ mile radius of a transit stop).

PUBLIC COMMENT

Project architect Dylan Chappell with project manager George Manuras, on behalf of the owners, said there are a lot of wins. Mr. Chappell said the den is eliminated, which improves the floor plan, and the palm tree is saved. He

said the house has been reduced and pushed a little forward to make room for the garage in back.

City Attorney Cody Sargeant stated there has been no vacation rental application received from the applicant.

Marilyn Jenkins expressed opposition to the project. The following are highlights from her comments: She asked that the project be scaled back and believes it does not meet the guidelines for the neighborhood. The homes built by this developer are not small bungalows and change the character of the neighborhood. The home creates detrimental shadowing to her property and destroys the entrance to the beach neighborhood. The contractor's three homes have a lack of diversity in style and are all the same size, creating a subdivision of mansions in the beach neighborhood. None are single-family homes or multi-family, and they are all short-term rentals with one bathroom for each bedroom. Her home is 1900 square feet and will be completely dwarfed, and this new project will be even more imposing. She questioned whether we should allow one couple to have such a huge impact on our community.

Lisa Woolf also expressed opposition. She brought to attention that the Coelers are investors who are not even present at tonight's meeting, and she described the project as a greedy move. She said the big picture is they are building 5 houses: 2 on Linden and 3 on Dorrance Way. She pointed out that the controversial Surfliner hotel is adding 35 rooms, while the Coeler's Playa Lodging project of 11 rooms along with their 5 projects are bringing 30 rooms to the neighborhood. She explained the Coelers have been doing this methodically and one-by-one to escape attention, and they have created an entire block of vacation rental rooms.

PUBLIC COMMENT CLOSED

Commissioner Benefield said no, it's too big. The residence on the corner is going to be knocked down, and another big monster will be there. The building looks great but it's next to a single-family home. Let's not continue to do this, she said.

Chair Moyer commented that a one-story bungalow is not economically affordable for a developer. He said 30% of Carpinteria is old and needs to be renovated, and you cannot expect someone to build at a loss. He said he appreciates the Playa Lodging development and described it as having previously been a low-rent bad scene. He appreciates the changes the applicant made. He doesn't like demonizing a citizen that has sunk a lot of money and energy into rebuilding Carpinteria. He expressed support for the

project.

Commissioner VanAntwerp said she appreciates that the circulation issue was addressed but remains very concerned about the scale, pedestrian experience, Linden Avenue's overall look and corridor character and compatibility of the beach neighborhood. She said it doesn't conform to General Plan findings regarding size, mass and scale and is not compatible with this neighborhood.

Commissioner La Fevers expressed support for the project. He appreciates that the issues were addressed and said it is unfortunate there is not going to be consensus by the commissioners. Regarding development, he thinks the community should support the upgrading of our environment and influx of interest and money to upgrade properties with high quality construction. He noted the variety in the beach neighborhood and sees this one project as being another positive addition to it and the community. He noted these are large lots and twice as big as many of the lots in the neighborhood, so they can support a larger home. He does not know if it will be a beach rental, noting that a bathroom for each bedroom is what people want nowadays. He pointed out, among other things, that the commission has to review projects individually and without bias.

Commissioner Allen also expressed support. He spoke about how he finds it heartbreaking to see "McMansions" in the beach neighborhood but thinks the City has done a fairly good job keeping neighborhood compatibility. He explained they cannot make decisions based on the character of the applicant before them, noting they are bound to laws and ethics. He said he is appreciative of the applicant's willingness to work with their suggestions and it is great they relocated the driveway, making the street much more pleasant. He said it's not large for the neighborhood or the lot, and he likes the look, with its welcoming front and plantings. He's glad we aren't fighting about the height, which we have done with so many projects.

Commissioner Benefield took offence at the implications she is being subjective. She explained they are not there to understand the economics of the project and are there to determine land use, compatibility, etc. Commissioner Allen agreed.

Commissioner VanAntwerp reviewed various inconsistencies that she found with the General Plan and said it is why she could not approve the project.

MOTION

Commissioner La Fevers moved that the Planning Commission adopt Resolution PC-26-001 thereby approving the Development Permit, lot line

adjustment and Coastal Development Permit for Project 23-2232-DP/CDP for the construction of a new single-family residence with a detached garage and adjust the lot line with the adjacent property at 355 Linden Avenue. Commissioner Allen seconded the motion. Motion passed 3-2 (Benefield and VanAntwerp opposed) by the following roll call vote: Commissioner La Fevers voted yes, Commissioner VanAntwerp voted no, Commissioner Allen voted yes, Commissioner Benefield voted no, and Chair Moyer voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Allen reminded all that despite the seasonal beach closure being lifted, the harbor seals remain protected from harassment year-round under federal law. Among other things, he said one person on the beach can discourage the seals all day and deprive thousands of visitors from seeing them. Commissioner Benefield announced that there will be monthly Carpinteria Matters meetings. She also reminded all to vote in tomorrow's election.	MATTERS PRESENTED
DIRECTOR'S REPORT 5) Action Minutes of the Architectural Review Board – NONE 6) Calendar for the month of June 7) Planning Activity Report for the month of May 8) Building Permit Report for the month of May Housing project highlights include that the kick-off for the Farm Project's EIR is about to take place, the Via Real Townhomes application has been deemed complete, and the Ogan Road Builder's Remedy project remains on pause pending the outcome of active litigation. The Palms construction is now underway and scaffolds are up. In addition, the Chevron decommissioning project is on pause, with onshore work on hold until permits are approved and offshore work commences mid-June.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING – Commissioner Allen says he will be attending via Zoom. All other members plan to be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Moyer adjourned the meeting at 7:28p.m.	ADJOURNMENT

Secretary, Planning Commission ATTEST: Chair, Planning Commission	
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DRAFT

DRAFT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: August 3, 2026

ITEM FOR CONSIDERATION

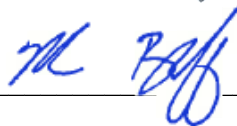
**Conceptual Review of Adaptive Reuse Live-Work Project
26-2404-CON**

Request for a conceptual review of a contemplated adaptive reuse project at 6185 Carpinteria Avenue to convert the two existing office buildings into a mixed-use development containing 20 live-work units and 11 housing units. No substantial changes are proposed to the exterior of the buildings, and existing parking, landscaping, and public trails on the site would remain as-is.

Report prepared by: Megan Musolf, Associate Planner
Community Development Department

 SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

 SIGNATURE

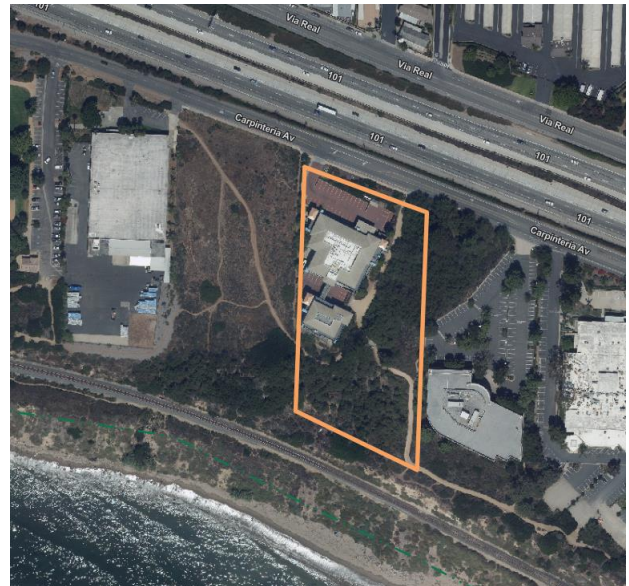
Applicant: Peter Lewis, potential purchaser of the property

Project Location: 6185 Carpinteria Avenue

APN: 001-180-028

Zoning: Industrial/Research Park (M-RP)

General Plan Designation: Research
Development Industrial (RDI)



I. RECOMMENDATION

Receive public comment, and provide comments on the conceptual development proposal. No motion is required.

II. PROPOSED PROJECT DESCRIPTION

This is a conceptual review of a proposal to pursue an adaptive reuse project that would convert the two existing office buildings at 6185 Carpinteria Ave into a mixed-use development consisting of 20 live-work units and 11 residential-only units. Each live-work unit would feature an adjacent office space, accessible to visitors or clients independently from the private residential space. The unit breakdown is proposed as follows:

	Studio	One-bedroom	Two-bedroom	Total
Live-Work	14	3	3	20
Residential only	-	9	2	11

All 20 of the live-work units are proposed in the front (north) building. The front building would also have two shared conference rooms, two visitor restrooms, and four one-bedroom residential-only units. The rear (south) building would contain the remaining seven residential-only units. The total residential floor area would be approximately 23,407 square feet, and the office/work area would be approximately 3,912 square feet total. All units are proposed as market-rate rentals.

The exterior appearance of the buildings and site layout would remain substantially unchanged. The existing buildings have a maximum height of approximately 34 feet, and contain a combined approximately 33,346 square feet of interior space (not including decks and patios). The buildings are three stories: the ground floor/podium level provides parking beneath the buildings, and the second and third floors would be converted to the above-described residential and live-work spaces. Because the lot slopes downward from Carpinteria Avenue, the parking podium is partially subterranean as viewed from the front of the lot, and the overall development appears two-story as seen from the street. The two buildings are connected by a breezeway on the second story. Exterior work on the buildings would be limited to cosmetic upgrades (e.g. paint)—the overall shape and form of the buildings would not change. The project proposes to maintain the existing on-site parking to provide a total of 102 parking spaces for residents and visitors/clients. Landscaping and open space would be maintained as approved in the Development Plan for the existing office buildings (97-807-DP).

The contemplated adaptive reuse project would require a Coastal Development Permit, to allow development within the Coastal Zone, and a Development Plan, as required by Carpinteria Municipal Code (CMC) Chapter 14.26. Approval of the project would be discretionary and subject to review and approval by the Planning Commission, and the City Council and California Coastal Commission upon appeal.

Conceptual plans are included as Attachment A. The applicant's project narrative/proposal is provided as Attachment B.

III. BACKGROUND

Purpose of Conceptual Review

City staff recommends that applicants request a conceptual review for proposed projects that are large in scope, involve unique policy or site constraints, and/or may otherwise be of particular interest to City decisionmakers and the public. The purpose of the conceptual review process is to allow an applicant to submit tentative plans, prior to the submittal of a formal project application, in order to receive early feedback from the public, and advisory comments and suggestions from the City's decision makers. These advisory comments constitute a conceptual review only, and are not binding upon the Planning Commission as to any further determinations to be made with respect to the project. No action will be taken by any government body on the project at a conceptual review hearing. Input received at this meeting will be considered at future Architectural Review Board, Planning Commission or City Council meetings. City decision makers are wholly free to render a different determination and/or decision upon formal review of the project. Since only limited information regarding the project is provided at this time, the analysis in this report is preliminary and tentative.

Project Setting

The project site is a 3.58-acre parcel located on the south side of Carpinteria Avenue, approximately one-third mile east of Bailard Avenue. It is bordered to the west by a vacant parcel and the S&S Seeds warehouse, to the east by another office building and parking lot, to the north by Carpinteria Avenue and U.S. 101, and to the south by the railroad tracks. The site is located on the Carpinteria Bluffs, within the area presently occupied by professional offices and business parks (sometimes referred to as the "Bluffs II" area). The northwestern portion of the parcel is occupied by the two office buildings (currently vacant) and on-site parking, and the remainder is occupied by the Lagunitas Creek riparian corridor and coastal bluff scrub habitat. A public pedestrian easement and trail exist on the site, serving as a segment of the City's Coastal Vista Trail, and includes pedestrian connections to both the office buildings and Carpinteria Avenue. The trail includes a small pedestrian bridge over Lagunitas Creek.

The two existing office buildings were permitted in 1997 and issued certificates of occupancy in 2004. PlanMember Financial Corporation, an investment and retirement firm, most recently occupied the buildings and was the primary tenant since the buildings' construction.

The property is zoned Industrial/Research Park District (M-RP), with a Research Development Industrial (RDI) Land Use Designation. The site is subject to the Coastal Appeals (CA) overlay district due to its location between the ocean and first public road. The Carpinteria Bluffs are also subject to the City's Environmentally Sensitive Habitat Area (ESH) overlay district.

City Council Conceptual Review

Due to the limited time frame of the applicant's original agreement with the property seller, a conceptual review was requested with the City Council in early July. At the July 13, 2026 Council meeting, Staff provided a preliminary overview of the contemplated project, and asked for Council feedback on pertinent issue areas concerning the proposal. Those same issue areas are described and presented later in this staff report in the Analysis section. The City Council's summarized feedback included:

- The Bluffs are a sensitive area, both culturally to the community and in terms of habitat area, and concerns persist with introducing residential use to the area. However, the adaptive reuse format could be the most low-impact method of development because it doesn't involve new structures.
- If large office suites are not in high demand, housing may provide a better community benefit than a large vacant building, particularly considering Carpinteria's need for housing units.
- The site has plenty of parking for the residential and commercial uses combined.
- If housing were to be established on the Bluffs, it should provide greater community benefit in the form of some affordable units (Solórzano).
- The live-work units could support younger residents who tend towards tech industry jobs (Nomura).
- Before pivoting to housing, are there potential ways to revitalize the site for commercial uses? (Alarcon).
- Several Councilmembers also expressed an interest in hearing what the Planning Commission thought of the proposal.

The minutes from the July 13, 2026 City Council conceptual review are available as Attachment C. Following the City Council meeting, the applicant successfully negotiated an extension to their agreement with the seller to complete further due diligence, including requesting a conceptual hearing with the Planning Commission to receive additional feedback prior to deciding whether to proceed with the property purchase.

IV. ENVIRONMENTAL

This conceptual review is exempt from analysis under CEQA as no project has been officially proposed. If an application is submitted for the site, Staff would evaluate the project at the time of application completeness to identify what level of environmental review would be required.

V. DISCUSSION / ANALYSIS

The following discussion provides an overview analysis of relevant issue areas pertaining to the conceptual proposal, and identifies some of the key applicable City regulations and policies from the Carpinteria Municipal Code (CMC) and General Plan/Coastal Land Use Plan (GP/CLUP).

Issue Area 1 – Residential Use in the M-RP Zone District

The subject property is zoned M-RP and is subject to the use and development standards in CMC Chapter 14.26 - M-RP Industrial/Research Park District.

The M-RP zone district's permitted uses (subject to development plan approval) include:

1. Research, development, and testing laboratories and facilities;

2. Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of business firms that are compatible with uses permitted in this district;
3. Professional offices of a scale appropriate to a business park setting;
4. Buildings, structures, and uses accessory and customarily incidental to any of the above uses; and
5. Mixed residential/industrial use pursuant to CMC Sections 14.26.120, 14.26.130 and 14.26.140.¹ (emphasis added)

Historically, uses in the M-RP zone have primarily consisted of large corporate headquarters with on-site research, development, and office uses, professional office park uses, and a variety of light industrial or warehouse uses typical of a professional business park setting. However, beginning in the late 1990s and early 2000s, the City began amending zoning standards to allow opportunities for residential development within the M-RP district in limited circumstances, first by amending CMC section 14.26 in 2003 to allow for mixed-use developments, and then in 2005 to allow opportunities for residential-only development within the district through application of a Residential (R) Overlay (CMC §14.49). More recently, as part of the 2023-2031 Housing Element Update rezone efforts, several properties on the inland side of U.S. 101 were rezoned from M-RP to Residential / Mixed Use (RMU) district (CMC §14.19) to create additional residential capacity within the City.

To date, the Lagunitas Mixed-Use development is the only project that has been approved under the mixed-use provisions of the M-RP district. The approved mixed-use project included 73 residential units (comprised of a mix of detached single family and attached multifamily residences) and an approximately 85,000 square foot professional office park. The current Via Real Townhomes project seeks to now replace the approved, but unbuilt office park portion of the Lagunitas Mixed-Use development, with additional residential units. No project has applied to add the residential overlay to a M-RP zoned property.

In order to approve a Development Plan for a mixed-use development in the M-RP district, CMC Section 14.26.140 requires the City to make all of the Development Plan Permit findings pursuant to CMC §14.68, and the following additional findings:

1. *The mixed use development encourages rehabilitation of important existing housing stock, or would result in the production of affordable housing and that the mixed use would assist the city in maintaining an appropriate balance between jobs and housing;*
2. *The mixed use development is compatible with existing and anticipated uses in the area surrounding the site;*
3. *Industrial use of the site is the primary use and residential use is secondary. The industrial use shall be found to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it appears and functions as the primary use of the parcel from its primary street frontage.*

¹ Additional allowed uses in the M-RP zone include residential-only development if the R-Overlay has been applied to the site, and cannabis-related uses.

Likewise, Land Use Policy LU-6a of the City's General Plan/Coastal Land Use Plan supports allowances for mixed-use development in commercial or industrial areas if certain criteria are met:

The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.

Land Use Element Implementation Policy 2 provides further guidance on how appropriate residential density for such a mixed-use development should be determined:

When residential development is proposed on parcels designated for commercial or industrial use, the residential density shall not exceed the highest residential density permitted in the city's land use categories; i.e., 20 units/acre including any bonus density allowances. The City shall determine the appropriate residential density for a commercial/industrial-designated parcel proposed for residential use on all or a portion of the parcel and shall consider, but not be limited to, the following factors:

- a. Availability and cost of providing local services and infrastructure; e.g., sewer, water, and schools, and transportation and parking availability.*
- b. Unique site characteristics such as size, shape, topography, and easements*
- c. The existence on site or adjacent to the site of Environmentally Sensitive Habitat area.*
- d. The need for protection or enhancement of other coastal resources; e.g., viewsheds, coastal access, recreation, visitor-serving commercial and other coastal dependent or coastal related uses.*

When mixed-use development is proposed in a common building, determination of the allowable density shall include, in addition to the criteria above, consideration of the intensity of the commercial/industrial use including characteristics such as parking demand, vehicle trip generation, noise and vibration, that could affect compatibility of the residential use with the commercial/industrial component.

In all cases, commercial or industrial use shall be the primary use of a site designated for mixed-use development. A commercial or industrial use of a developed site shall be found by the City to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage.

Due to the conceptual nature of this review, an in-depth analysis of the contemplated proposal's consistency with the above-noted findings and criteria has not been completed at this time. However, staff offers the following initial considerations:

- The project would not rehabilitate existing housing stock, nor, at this time, would it offer or include any deed-restricted affordable housing units. The applicant explained during the City Council conceptual review of the proposal that given the modest number of units and the overall cost of the project, the inclusion of deed-restricted affordable units would likely render the project financially infeasible.

The project would, however, offer a unique type of live-work unit that could be attractive to a certain demographic of the workforce. The project could support the jobs-housing balance by creating both work and living spaces at the same location. However, the existing office buildings supported approximately 180 employees when used by PlanMember Financial, compared to the 20 live-work units the project contemplates.²

- The project would essentially present as an interior remodel—it would preserve and utilize existing commercial office buildings with minimal exterior alterations, maintaining visual compatibility with surrounding uses. There appears to be plenty of onsite parking for tenants and guests/clients, and direct access to the Coastal Vista Trail and nearby public open space areas. The site is connected to all utilities and is near a bus stop served by Santa Barbara Metropolitan Transit District. While the site is near Viola Fields, no onsite recreational amenities are proposed for residents, particularly those with children. If the proposed project were to be built, it could establish an “island” of residential use in an otherwise non-residential area.
- The residential use proposed would be unlikely to interfere with the on-site commercial use given the scale of the work spaces, but introducing residential use to the Bluffs area may pose concerns. As conceptualized, the project would have a density of 8.7 units per acre (medium density). The site contains significant ESHA outside of the developed area, which would not be directly affected or altered by the project, but could be indirectly affected by the introduction of residential use, such as increased light, noise, pedestrian activity, and vehicle access earlier and later in the day/on weekends. Additional discussion concerning the introduction of residential use to the Bluffs area is provided below.
- The buildings would still “appear” commercial, but residential square footage and use would dominate (the current proposal depicts an approximate 6:1 residential area to work space ratio), and the commercial work spaces would be located at the interior of the northern building, not directly accessible from or facing the street. However, even in the current office configuration, the building is not designed to be directly accessible from the sidewalk. In this regard, the proposed work spaces would not greatly differ from this layout.

Staff propose the following prompts for Planning Commission discussion and feedback:

- Proposal's consistency with required findings for approval of a mixed-use project in the M-RP district:
 - Affordability component and job-housing balance

² Employment data from 2023 Carpinteria Economic Profile.

- Compatibility with use and characteristics of surroundings
- Commercial/industrial as primary use

In the event the Commission is supportive of the introduction of residential use to the subject property, but does not find the mixed-use concept to be supportable in this context, the applicant could explore options to pursue a residential-only development through, for example, an application to add a residential overlay to the property, or through a rezone.

Issue Area 2 – Consistency with Allowed Commercial Uses in the M-RP Zone District

As summarized above in the Issue Area 1 discussion, and as further described in CMC section 14.26.030 (Uses permitted subject to development plan approval) and CMC section 14.26.040 (Uses permitted subject to conditional use permit), only a relatively narrow range of commercial uses are allowed in the M-RP district without approval of a Conditional Use Permit (CUP).

The proposed concept design contemplates the work spaces associated with each of the 20 live-work units as being used for small offices and design studios for tech, engineering, software, professional services, and similar industries. In a live-work development, each of the tenants of a live-work unit would be required to obtain a Certificate of Occupancy and Business License demonstrating that the proposed commercial use is consistent with applicable zoning requirements in order to sign a lease and occupy a unit. For such Business Licenses to be approved, the workspaces and the businesses/tenants occupying them would need to fall within an allowed use in the M-RP zone as enumerated above.³

Staff notes that the contemplated size of the workspaces assigned to each live-work unit may make it difficult to accommodate the typical types of allowed M-RP uses—R&D and testing laboratories, administrative/executive headquarters, or professional offices of a scale appropriate for a business park setting—or find tenants that would fall under these categories. While software and tech companies have been present in the M-RP district for years, the scale of such uses have traditionally fit within the categories of the larger executive and professional office park settings described in the zone district. Creating professional office work spaces scaled to a one- or two-person operation would be a new direction for the M-RP district, although perhaps not one without potential appeal.

Staff acknowledges that many jobs in the tech or professional office sectors have been trending away from occupying traditional large suites or office buildings, and this trend is reflected in an overall decline in demand for large corporate centers and executive offices, particularly since 2020. According to Radius Commercial Real Estate, the office vacancy rate in Carpinteria as of Q2 2026 was 12.2% and may realistically be higher due to several underutilized or partially utilized leased sites.⁴ Instead, staff have received inquiries on several recent occasions from businesses or property managers seeking professional office or light industrial space that can be divided into much smaller

³ If the project were constructed, individual uses/tenants of the work spaces could also seek to obtain a Conditional Use Permit to conduct a use listed in CMC 14.26.040 (conditional uses in the M-RP zone) or 14.62.030 (conditional uses in any zone district).

⁴ Source: Radius Commercial Real Estate (July 2026), available at https://www.radiusgroup.com/wp-content/uploads/RadiusCRE_Q2_2026_QuarterlyReport-1.pdf

individual tenant spaces to better meet the needs of small start-ups, independent small businesses, and the like. Multiple properties in the M-RP zone district continue to offer office or warehouse space on the scale of entire buildings or larger leasable warehouse or office spaces, but small business or incubator spaces are not currently well-represented or readily available in the M-RP district.

Staff propose the following prompts for Planning Commission discussion and feedback:

- The compatibility of the proposed workspaces with the permitted uses in the M-RP zone district.
- Appropriateness and need for smaller workspaces in the M-RP zone district.

Issue Area 3 – Residential Use on the Bluffs

The concept proposal contemplates a mix of new rental and live-work housing units on the Carpinteria Bluffs, an area of the City which does not currently contain housing.

Housing, however, is a permissible use on several significant portions of the Bluffs, through either M-RP or PUD zoning districts, subject to development plan approval and applicable zone district development standards.⁵ Objective LU-6 in the GP/CLUP reflects efforts made to expand opportunities for housing in previously designated commercial and industrial areas:

Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.

This objective supports opportunities for residential use in the M-RP zone district, if a particular project and its setting are appropriate and conducive to such a use. In considering such a project on the bluffs, the sensitive character of the setting and the nature of the proposed use play a critical role in determining what can be found appropriate. The Community Design Element of the City's GP/CLUP contains objectives and policies that provide guidance to the City's efforts to maintain the scenic, natural qualities of the Bluffs, while acknowledging private land ownership in the area and the opportunities for development those lands present. Policy CDS6-a states:

Provide a clear direction for the future development of the Carpinteria Bluffs that:

- 1. Protects unique and sensitive environmental resources within the Bluffs.*
- 2. Is compatible with the small town character of Carpinteria, enhances the community's image, and contributes to a pleasant visual experience for travelers entering Carpinteria on U.S. 101 from the south.*
- 3. Provides appropriate development opportunities for landowners within the Carpinteria Bluffs.*

City decisionmakers and public sentiment have generally not been in support of past proposals to place housing on the Bluffs, due to the sensitive and unique nature of this area of the City. Generally, past concerns with siting housing on the Bluffs have included impacts to visual and habitat resources;

⁵ See discussion in Issue Area 1, above, as it relates to allowances for residential use in the M-RP district.

increased 24/7 activity (the current business park is essentially a daytime-only use); creating a precedent for more housing on the Bluffs; and shifting away from the general quiet, low-impact nature of current recreational and office uses.

In 2013, the Council and Planning Commission conceptually reviewed a mixed-use proposal on the adjacent vacant parcel at 6175 Carpinteria Avenue. This proposal involved a 14,000 square foot R&D office building and 18 for-sale residential units, ranging from 2,500 to 4,000 square feet each. At the time, City decisionmakers expressed concern that the project was too heavily skewed toward residential to make the mixed-use findings, and felt that a rezone or residential overlay would be a more appropriate tool to pursue the design proposed. Several decisionmakers noted that affordable residential units would be a more complimentary use to the commercial component, such that local employees could more feasibly live there. The applicant later presented City staff with a revised conceptual project design featuring fewer residences, but ultimately did not move forward with the mixed-use project.

More recently, the Planning Commission, and later the City Council, opted not to pursue a request from the property owner for a rezone of the parcels at 6155 and 6175 Carpinteria Avenue from M-RP to Residential / Mixed Use (RMU) when the property owner proposed to transition the existing warehouse (S&S Seeds) and vacant parcel to residential-only use. The owner's rezone proposal contemplated a residential-only development containing 178 rental units ranging from studios to two-bedroom, and included 36 low-income units (20%). While the Council appreciated the affordable component, some Councilmembers noted their concern with the intensification of use, and the potential for one residential project on the Bluffs to encourage additional future residential use in the area. The Council voted 4-1 not to initiate the rezone.

The current conceptual project at 6185 Carpinteria Ave differs from both of these past proposals, namely by proposing no new structures and instead reutilizing an existing vacant building. An adaptive reuse project is likely to have fewer construction and environmental impacts because it does not involve demolition and reconstruction of entire structures. Considering the habitat and visual sensitivity of the Bluffs, this adaptive reuse concept could present a new method of accommodating housing in a less impactful way. The project proposes significantly smaller units than the 2013 proposal (studio to compact two-bedroom units, versus single-family dwellings over 2,000 square feet), and at a much lower density than the recent rezone proposal (8.7 units/acre versus 28 units/acre). The adaptive reuse format of the project could prevent some of the issues raised at prior hearings for housing on the Bluffs, such as architectural compatibility, or massing and scale. However, other previously-stated concerns such as impacts to ESHA from increased activity, changes to the low intensity character of the setting, and/or triggering a gradual transformation of the area from commercial to residential may still remain.

Given this history and the unique adaptive reuse format of the conceptual proposal, **staff propose the following prompts for Planning Commission discussion and feedback:**

- The siting of residential uses on the Bluffs.
- The compatibility of the proposed residential use at this location with existing uses on the Bluffs.

Issue Area 4 –Housing Supply

The City is nearly halfway through its 2023-2031 Regional Housing Needs Assessment (RHNA) Cycle. The RHNA allocation indicates the amount of housing in each income category that the City must accommodate to address affordability, overcrowding and/or availability of housing. The table provides a snapshot of the City’s progress, excerpted from the 2025 Annual Progress Report:

**Table III: Regional Housing Needs Allocation (RHNA) Progress
 (Based on Building Permit Issuance Date)**

Income Group	2023-2031 RHNA	Units Added 6/30/22-2/14/23	Units Added 2023	Units Added 2024	Units Added 2025	Units Added 2026	Units Added 2027	Units Added 2028	Units Added 2029	Units Added 2030	Units Added 2031	Total Units Approved
Very Low	286	0	0	4	0	-	-	-	-	-	-	4
Low	132	0	0	4	3	-	-	-	-	-	-	7
Moderate	135	0	0	0	0	-	-	-	-	-	-	0
Above Moderate	348	1	10	34	17	-	-	-	-	-	-	62
TOTAL	901	1	10	42	20	-	-	-	-	-	-	73

In addition to the units shown in the table, which are only counted once a building permit has been issued, more residential projects are currently being processed throughout the City which, if approved, would result in over 400 additional dwelling units, including about 75 deed-restricted affordable units. These pending projects include:

- Via Real Townhomes: 96 for-sale townhome-style units (10 would be moderate-income category).
- The Farm Project: 94 townhomes and 97 detached single-family dwellings (19 townhomes and 20 single-family dwellings would be low-income category).
- 5115 Ogan Road: 130 apartment units (26 would be low-income category).
- Approximately 20 additional units proposed as smaller projects, such as ADUs, small condominium complexes, or single-family homes.

The concept proposal includes 31 market rate rental housing units that would fall into the “above moderate” income category and could further contribute towards meeting the City’s RHNA goals. The units are proposed as a mix of studio, one-, and two-bedrooms, which would provide opportunities for a range of household sizes. Because the units are proposed as rentals, the project is not required to follow the City’s Inclusionary Housing requirement (mandatory only for new for-sale units). While the proposed concept does not provide designated affordable units at this time, the live-work units represent a unique housing type in the City that could support businessowners who live and work in Carpinteria.

Staff propose the following prompts for Planning Commission discussion and feedback:

- Proposed mix and type of housing units, as it relates to the City's housing needs and RHNA progress.

VII. ACTION OPTIONS

The Planning Commission should receive public comment and provide conceptual feedback to the applicant team and City staff. No motion is needed.

VIII. ATTACHMENTS

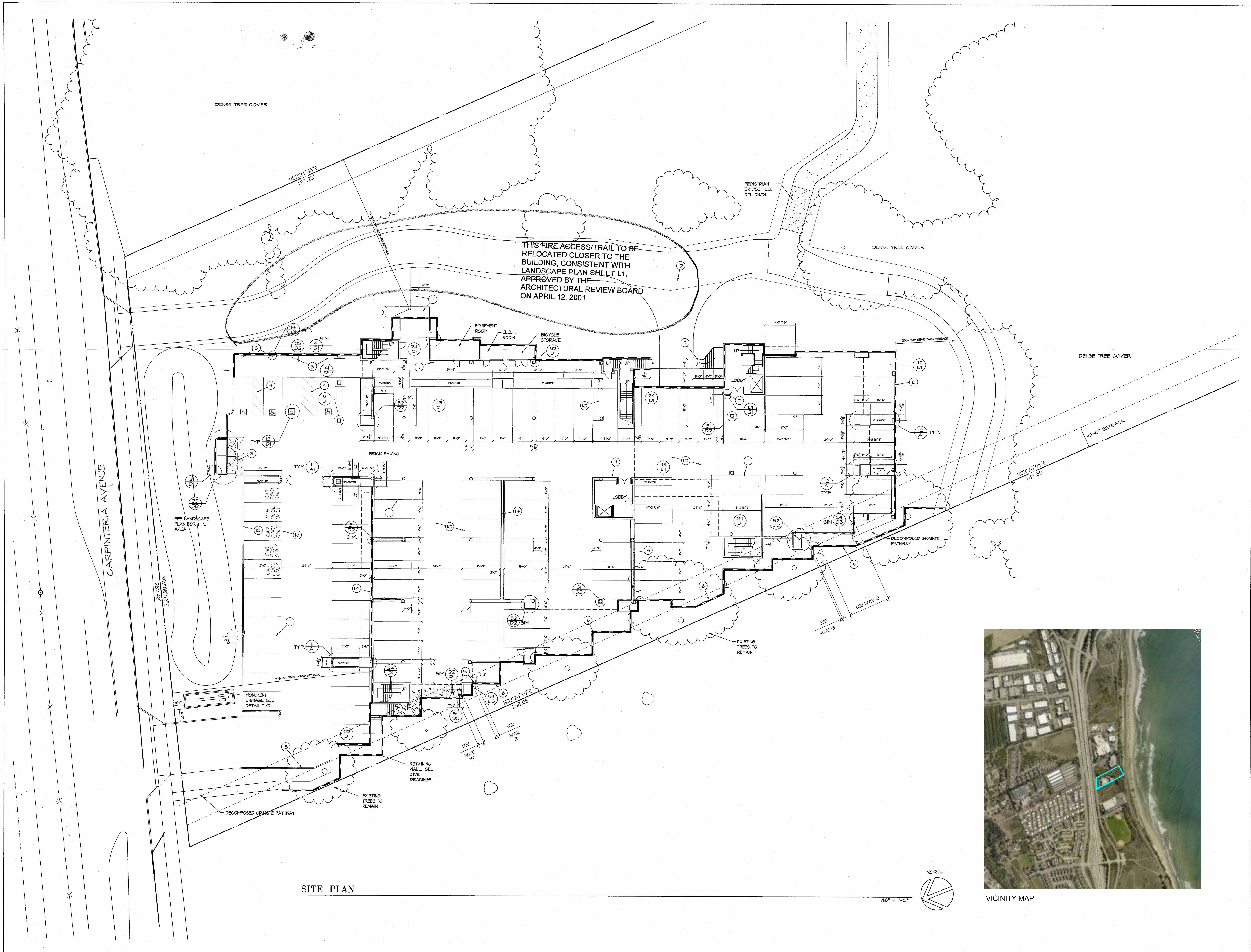
Attachment A- Conceptual Plans

Attachment B- Project Concept/Narrative

Attachment C- Minutes from July 13, 2026 City Council Conceptual Review

Attachment A

Conceptual Plans



NOT FOR
CONSTRUCTION

CARPINTERIA AVENUE
6185 CARPINTERIA AVENUE

JOB NUMBER: Project Number

CONTENTS:

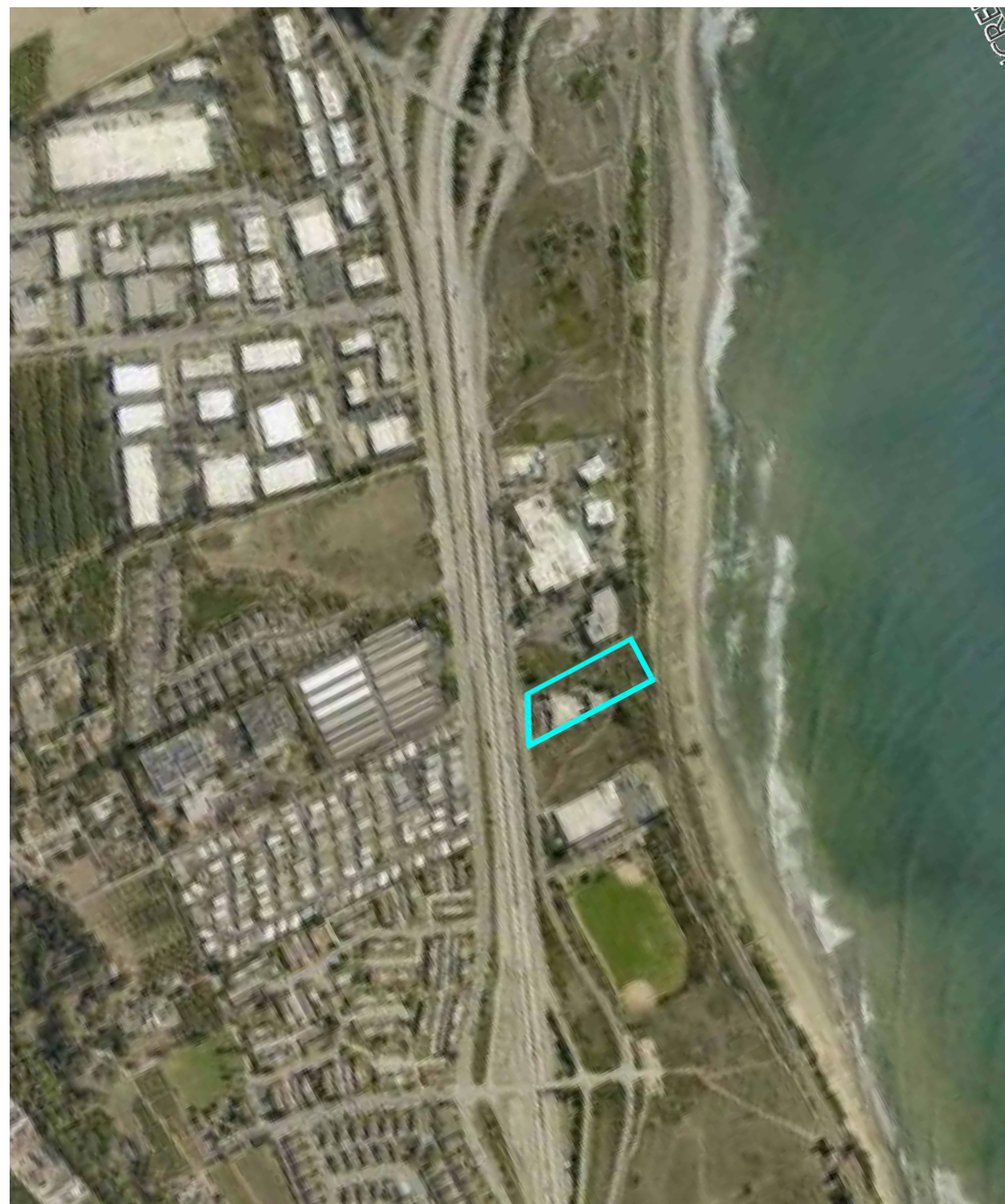
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ISSUE DATE: 06/22/2026

ISSUANCES

#	DATE	DESCRIPTION
1	06/22/2026	ISSUANCE 1



VICINITY MAP

NOT FOR
CONSTRUCTION

CARPINTERIA AVENUE
6185 CARPINTERIA AVENUE

JOB NUMBER: Project Number

CONTENTS:

28017

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ISSUE DATE: 06/22/2026

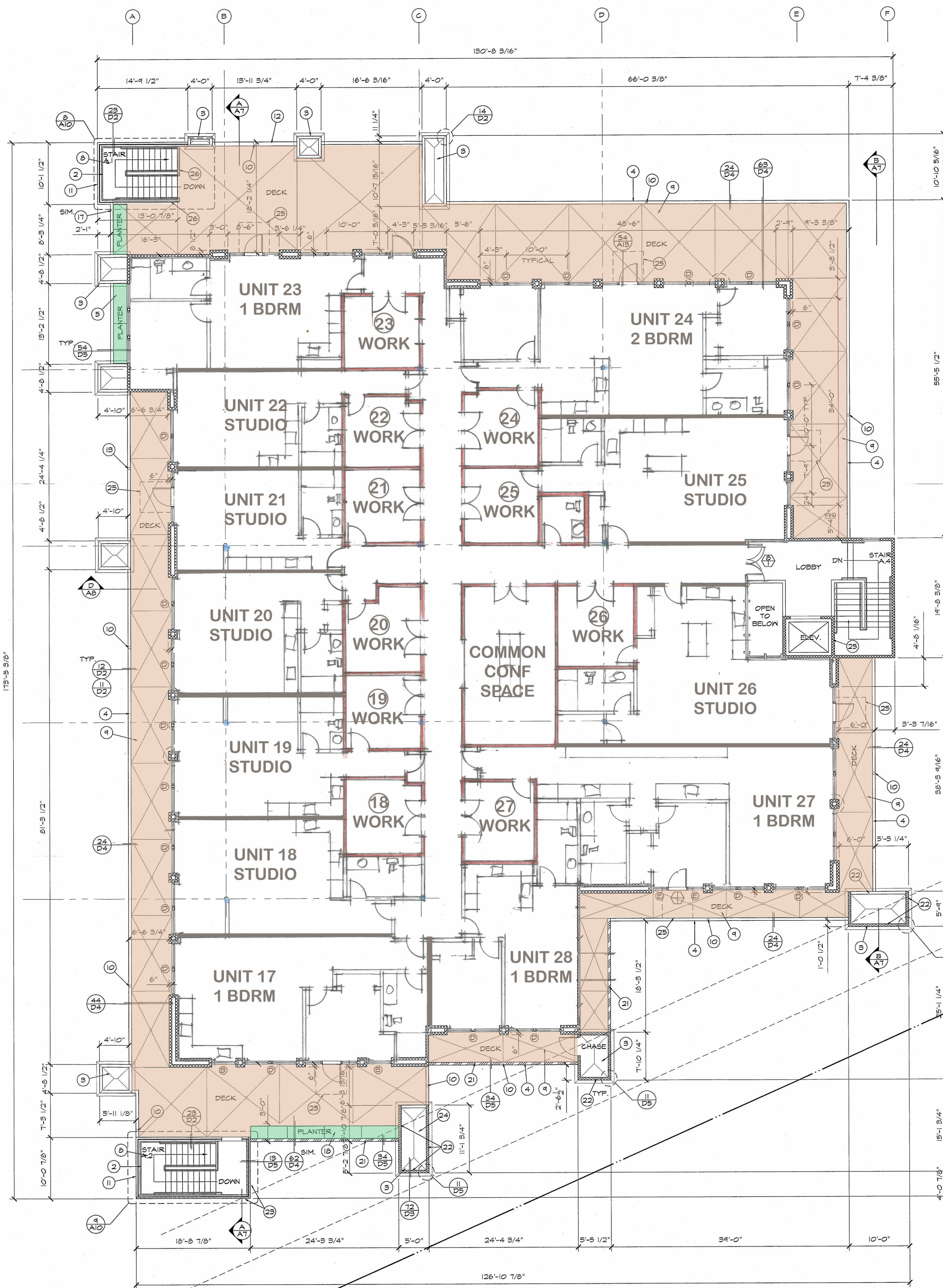
ISSUANCES

DATE DESCRIPTION

06/22/2026 ISSMPL 1

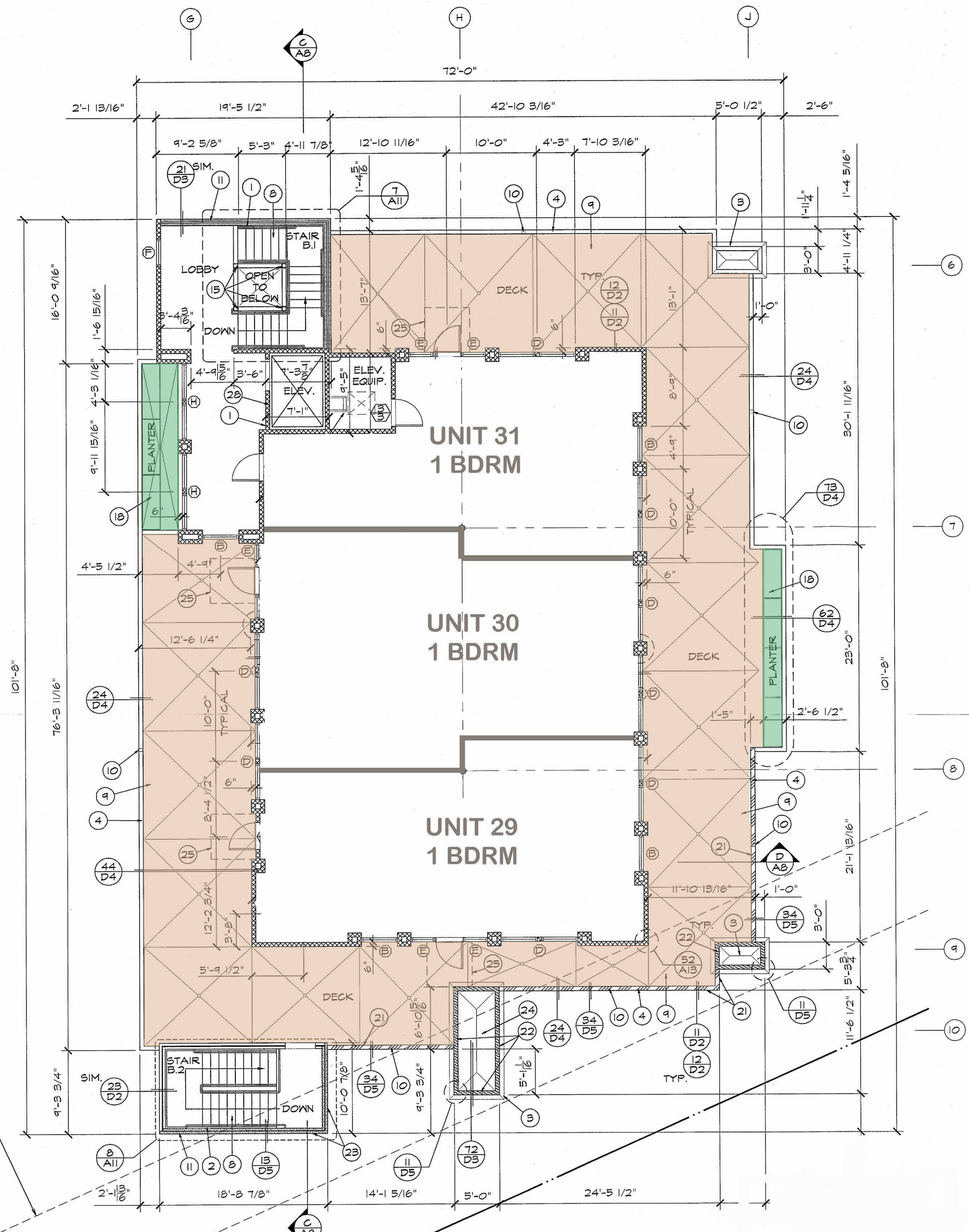
AREA SCHEDULE

LEVEL	USE	AREA (NET)
Level 2	CIRCULATION	2056 SF
Level 2	EQUIPMENT	63 SF
Level 2	RESIDENTIAL	12549 SF
Level 2	RESTROOM	50 SF
Level 2	WORK	2086 SF
Level 3	CIRCULATION	1577 SF
Level 3	RESIDENTIAL	10858 SF
Level 3	RESTROOM	51 SF
Level 3	WORK	1826 SF
Level 3		31105 SF



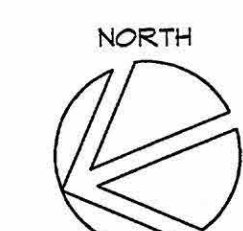
THIRD FLOOR PLAN BUILDING "A"

1/8"=1'-0"



THIRD FLOOR PLAN BUILDING "B"

1/8"=1'-0"



A102

Attachment B

Project Concept/Narrative

RECEIVED

JUN 22 2026

COMMUNITY DEVELOPMENT
DEPARTMENT

6185 Carpinteria Avenue Project Description and Application for Adaptive Reuse

Carpinteria thoughtfully tracks and considers the employment and housing balance in its effort to analyze and plan for appropriate housing production in the City. In many respects 6185 Carpinteria Ave is an ideal candidate to create living and work space that helps the current housing deficit. Our proposal creates 31 new residential units in a vacant office building without any modification to the exterior outside of cosmetic upgrades to the building. The benefit Adaptive Reuse brings to a site is that if office space shortages surface in the future the building remains a candidate for a re-conversion back to office seamlessly.

As noted in the City of Carpinteria Coastal Land Use Plan and General Plan, "The jobs/housing ratio currently exceeds the average number of workers per household. This indicates that the City has a jobs surplus, which draws employees from outside the City, and additional local housing units could improve the jobs/housing balance. Additionally, the jobs/employed residents ratio also indicates a jobs surplus in the City. The City's jobs/employed residents ratio is 1.1, where an estimated 640 surplus jobs are filled by employees commuting into the City from the surrounding region." As noted on page 20 of the City document Research and development (R & D) and light industrial areas in the eastern side of the City where additional development could support housing and employment. This is further detailed on page 27 where RDI Land Uses account for as much as 1205 of potential Dwellings.

In our proposal 31 units are generated with minimal environmental impact as the structure already exists and ready to accommodate residents simply by devising the existing premises. In addition to the 31 residential units the proposal creates 22 work spaces for residents that are designed not only as nice workspaces but excellent spaces for clients, customers and advisors accessed without entering live spaces.

Remote and hybrid work remain approximately 27% of the labor force (WSJ 6/16/26) and this building lends itself to nice workspace to be used by full time and part time remote work and accommodate conference and meeting space when larger group meetings are required. The economic benefit of these contiguous uses of living and working in the same building reduces occupancy costs, saves commuting time, and leaves a reduced personal carbon footprint. This site is ideal for live/work lifestyle with great natural light a connection to nature and all the beauty and peace offered in Carpinteria. The design on this building is readily converted to housing with its open structure, reasonable dimensions for dividing, and abundant light and decks outside all units. The current parking allocation

is 102 spaces which generously fulfills the requirement for the parking demand the use will generate. This re-imagined building creates new housing, supports budding small businesses and entrepreneurs, and if we can house some existing commuters generate net reduction of the City of Carpinteria's carbon footprint. It is nearly impossible to find housing production that produces net positive environmental results and this project will achieve that outcome.

The City of Carpinteria is currently facing a housing shortage and is looking for ways to increase the number of housing units in the city. The City has a goal of increasing the number of housing units by 10% by the year 2025. The City is also looking for ways to increase the number of affordable housing units in the city. The City is currently facing a housing shortage and is looking for ways to increase the number of housing units in the city. The City has a goal of increasing the number of housing units by 10% by the year 2025. The City is also looking for ways to increase the number of affordable housing units in the city.

Attachment C

Minutes from July 13, 2026 City
Council Conceptual Review

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.

Senior Planner Souter provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to 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, as read by title only, adjusting the 2026 affordable housing in-lieu fee for single-family dwellings. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

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.

Assistant Planner Musolf presented the staff report and PowerPoint presentation and her and Community Development Director Bobroff responded to Council questions.

Mayor Alarcon invited Project Applicant Peter Lewis to speak. Mr. Lewis provided a verbal presentation and responded to Council questions.

Speakers in-person: Doug Adrianson, Arturo Tello, Patrick O'Connor, and Amrita Salm

Speakers via Zoom: Susan Allen

Documents distributed: Doug Adrianson, Chris Elder, Arturo Tello, Ron Anderson, Susie Anderson, Patricia Houghton Clarke, and Mason Picerni

Community Development Director Bobroff responded to Mr. O'Connor's and Ms. Salm's comments.

Councilmembers provided the following comments on the development proposal:

Vice Mayor Solórzano liked the project concept of residential use in the Industrial/Research Park District (M-RP) Zone. She said there is a pathway forward for the project to be consistent with current commercial uses. She noted that given that the Bluffs are a sensitive community issue, there needs to be more public benefit to this housing project, such as workforce or affordability built into it. She stated the project would help with fulfilling the Regional Housing Needs Allocation (RHNA) numbers and in terms of housing supply it's a win; however, she was concerned with the lack of affordability.

Councilmember Mayer related that residential use on the Bluffs is the biggest difficulty as there are no residential units currently on the Bluffs. She expressed that an empty building serves no community benefit and an empty building that has community members living in it is something to be proud of. She wanted to see adaptive re-use for Carpinteria, noted it was a real way forward, wanted to open doors to this as an option in the M-RP Zone, and would like to know what the Planning Commission thought of this project. She mentioned that she wanted to see the City taking empty buildings and making them beautiful places for people to live. She stated that the community has made it very clear that it's important to not consider putting housing on the Bluffs.

Councilmember Clark explained that it makes sense for the City to use the empty building as housing since the City needs housing. He noted that Mr. Lewis is someone who has already worked in the community and done a successful project. He expressed concern about the potential precedence of increasing residential use on the Bluffs and hoped that it would be done right and well. He commented that this project wouldn't contribute to the traffic impacts at the Bailard intersection like other potential projects.

Councilmember Nomura mentioned that the project should be similar to a typical mixed-use where the units are not directly tied to the working space and could qualify for low-income. He opined that this project was the perfect fit as the adaptive re-use from commercial to residential would have a minimum visual impact for the area since the project would be contained within the existing building footprint. He explained the project would give community members a chance to stay in Carpinteria, establish

themselves here, and be a perfect fit for them to live and work here. He said that currently there is no residential development on the Bluffs and if this project becomes the first one, the City would start with a model that is the least intrusive. He commented that Mr. Lewis has done a great job and that he works with the community until the very end.

Mayor Alarcon remarked that when it came to residential use in the M-RP Zone, she wasn't sure if the commercial and residential aspects balanced each other out. She appreciated the adaptive re-use concept, but was hesitant to introduce any residential on the Bluffs. She noted that the presented project was very interesting and provided one of the least invasive types of development. She also appreciated the overwhelming amount of parking and noted her concern with the area being impacted by the County's Red Tail Bailard Avenue Multi-Family Housing Project and other types of development in the area. She recognized the project would retain the existing public trail access which is an important piece of this potential development.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Nomura announced the Community Matters meeting this Thursday at 6 pm at the Carpinteria Sanitary District Office to discuss the Carpinteria Advanced Purification Project (CAPP).

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the July 27, 2026 regular City Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 8:46 pm.


Natalia Alarcon, Mayor

ATTEST:


Brian C. Barrett, MMC, CPMC
City Clerk

FINAL ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Blakemore. The Chair polled the Boardmembers to confirm their ability to attend a joint meeting of the City Council, Planning Commission, and Architectural Review Board to receive an update from City Staff regarding changes to State Housing Laws in 2025. All four Boardmembers in attendance agreed they could attend the meeting on Monday, March 16, 2026.

ROLL CALL

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

Boardmembers absent: Lisa Woolf

OTHERS PRESENT: 8 members of the public were in attendance

PUBLIC COMMENT: None

- 1) Project: 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 of Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for final review of a proposal to construct additions totaling 1,836 square-feet to an existing 997 square-foot single-family residence. The resultant residence would be 2,833 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: Vice Chair O'Connor disclosed that he attended the Planning Commission Hearing on 748 Maple.

Staff Comments: Syndi Souter presented an overview of the project showing photos of the site, site plan, and elevations. She explained that the project had been slightly reduced in size since preliminary review. She pointed out key changes to the project that were integrated into the project to address the Planning Commission's comments. She explained the Planning Commission approved the retrofit using the existing foundation.

Questions for Staff: In response to a question by Boardmember Johnson, Syndi explained that should the retrofit fail, additional Planning Commission review of a Conditional Use Permit for a complete tear down and rebuild would be required.

Questions for Applicant: Dylan Chappell, applicant, responded to a question by Boardmember Johnson about the change to the balcony. He explained that his client, the owner, asked him to change the proposed configuration. He added a small pony wall to allow more light into that area.

Chair Blakemore expressed that the proposed exterior light fixture that doesn't seem to go with the rest of the house. Dylan explained that applicant chose the proposed light fixture and expressed a willingness to change it.

Boardmember Johnson expressed that he liked the project and preferred the higher wall that was previously proposed for the balcony as it provided privacy and hide items on the balcony from view.

Boardmember Little expressed support for the previously proposed exterior light fixture and agreed that he preferred the prior balcony configuration.

Vice Chair O'Connor expressed that he liked the project and that the Jacaranda tree would be retained. He expressed that he did not support use of the existing foundation and wanted a narrower driveway off of Seventh Street. He stated he could not support the project.

Chair Blakemore expressed that she thanked the applicant for keeping the Jacaranda tree. She commented that the lawn is not WELO compliant at the current width and she recommend a ten-foot-wide lawn and that she recommended that the applicant make the following changes to the landscaping:

- Kurapia ground cover instead of grass.
- Galvezia speciosa instead of California poppy.

She expressed that she liked the architectural design.

Motion: by Johnson for approval of the project, seconded by Chair Blakemore with the light fixture as designed, and incorporation of the landscaping comments.

VOTE: 3-1

- 2) Project: Cypress Apartments Renovations, Project 25-2335-ARB
Address: 4956 Fifth Street
Applicant: Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC
Planner: Syndi Souter

Request of Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC, to consider Project 25-2335-DP/CDP/ARB for final review of a proposal for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. The exterior renovations would include a new roof, new windows and doors, new plaster and paint, new stairway and balcony railings, new landscaping, and new hardscape. The existing carport and uncovered parking area would remain and continue to provide 13 on-site parking spaces. Vehicular access to the site would remain at the rear off of Sixth Place. The project site is 12,750 square-feet in size, zoned Planned Residential Development (PRD-20), and is shown as APNs 003-312-012 and 003-312-013.

Staff Comments: Syndi Souter presented an overview of the project showing photos of the site, site plan, and elevations. She pointed out a change in the scope from the previous proposal that added two new affordable units to just keeping the existing seven units and remodeling those units. They are also no longer proposing to change the existing parking.

In response to ARB during the preliminary review, the applicant took the following actions:

- The paint was changed to Benjamin Moore Distant Gray;
- They kept the initially proposed landscaping; and
- The applicant provided a new landscaping lighting plan that was provided to the Boardmembers at the beginning of the meeting.

Summary of Issues:

Syndi asked that the Boardmembers provide staff comments on the following issues:

- Proposed exterior colors and materials;
- Proposed final landscaping and hardscape plans; and
- Proposed exterior light fixtures for night-sky friendly compliance.

Questions for Staff:

Boardmember Little asked about the work currently occurring on the site. Syndi explained that the owners are replacing the roof under a separate permit.

Applicant presentation.

Daryl Becker and Paige Mascari, Becker Studios, agent, were present to discuss the project. Daryl presented two newly proposed night sky friendly light scone designs for the exterior of the building in response to the ARB's previous comments during preliminary review. For the landscape lighting, after another review of the site, he realized that landscape lighting was necessary and he had just finished preparing the plan that was handed out to the Boardmembers.

Public Comments: None.

Boardmember Discussion:

Boardmember Little expressed that the existing streetside palm tree is out of place and he would like it to be removed. He thinks the landscaping is a great improvement. He likes the building colors.

Vice Chair O'Connor expressed that he likes the project and that he trusts Boardmember Blakemore's judgement on the lights.

Boardmember Johnson expressed that he likes the lights and the project is fine. He agreed with Boardmember Little about removing the palm tree.

Chair Blakemore stated the ARB would be supporting the two newly proposed lighting fixtures. She expressed that she likes the palm tree. She stated the landscape lighting plan has too much lighting and that it would affect the residents whose windows are adjacent to the landscaping. She noted that the number of lights should be reduced by about 20-25%.

Boardmember Johnson commented that in addition to the reduction in the number of lights, the lighting should be tuned to be a warm (not cold) color and be about 25 watts.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend final approval with the Boardmembers' comments about using the new lighting fixtures, with the reduced landscape lighting plan, and warm 25-watt lighting be implemented.

VOTE: 4-0

- 3) Project: Surf Cottages Condominiums, Project 25-2331-DP/CDP/ARB
 Address: 4716 Seventh Street
 Applicant: Eva Turenychalk, agent, for Michael Haber, Surf Cottage LLC
 Planner: Megan Musolf

Request of Request of Eva Turenychalk, agent, for Michael Haber, Surf Cottage LLC, to consider Project 25-2331-DP/CDP/ARB for preliminary review of a proposal to remodel and add a second story to an existing single-family dwelling, and construct a new two-story two-unit building, to create a total of three condominium units on the property. The resulting single-family residence would be 2,141 square feet with a maximum height of 23 feet 9 inches, and the two new units would be 1,968 and 1,966 square feet, respectively, with a maximum building height of 26 feet 9 inches. A two-car garage would be constructed for each unit and one on-site guest parking space would be provided. The project would include all new hardscaping and landscaping, including relocating the existing curb cut and driveway off Seventh Street. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street.

Chair Blakemore explained that the applicant's requested and the Board has agreed to continue Item #3 to the February 26, 2026 meeting.

VOTE: 4-0

OTHER BUSINESS: In response to Board questions, Bret McNulty described

CONSENT CALENDAR:

- 4) Action Minutes of the Architectural Review Board Meeting of December 11, 2025

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to approve with Boardmember Johnson's revisions clarifying the tile and stairway popout comments on the project.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY STAFF: Bret McNulty presented a fence permit application submitted by the Arbor Mobile Home Park for their property located at 4677 Carpinteria Avenue. The purpose of the project is to improve the appearance of the frontage and to improve vehicle, pedestrian, and bicycle lines-of-sight. The project would replace the existing wood and chain link fencing along the existing masonry wall at the Carpinteria Avenue frontage "like-for-like" with a new cedar fence in heights of 6 and 7-feet to retain the existing privacy and safety provided by the existing fence. Black chain link fencing would be installed at the one-way driveway exit. The masonry wall would be painted. The existing hedge at the west end of the property would be removed to improve the line of sight along Carpinteria Avenue. Kevin Herlihy of Lighthouse Fencing Company, project manager, provided an example section of fencing painted with a brown color and fitted with brackets that would

attach to the existing masonry wall. The Boardmembers expressed support for the project and recommended the permit application be approved.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 6:21 pm to the next scheduled meeting to be held tentatively on February 12, 2026. Boardmembers O'Connor, Little and Johnson are available. Boardmember Blakemore will not be able to attend on February 12th and can attend on February 26th.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

FINAL ACTION MINUTES

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

ROLL CALL

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

OTHERS PRESENT: 6 members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

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

Request of Robert Robles, agent and architect, for Jason Kaff, Carpinteria Unified School District Assistant Superintendent, for final review of a proposed new kindergarten classroom building. The proposed building would replace the five portable structures removed from the site. The building would be 6,467 square feet and would consist of four classrooms, one staff and five student restrooms, and a raised courtyard area. The maximum height of the new building would be 27 feet 10 inches. Existing playgrounds would remain. The adjacent parking area would be partially re-stripped to accommodate ADA-compliant parking spaces and the required fire truck turning radius, resulting in a net loss of five spaces. New landscape and hardscape would be installed around the proposed building. The project site, Aliso School campus, is 7.79 acres, zoned Community Facility (CF) and is addressed as 4545 Carpinteria Avenue, APNs 003-230-011, 003-230-018, and 003-230-016.

Ex Parte Communications Disclosure: None.

Staff Comments: Assistant Planner Megan Musolf presented an overview of the project including the neighborhood context, and a summary of the changes made to the project design since the Board gave its preliminary approval on July 31, 2025. The Board's prior comments, and applicant's responses, included:

- *The building felt "institutional," "bulky," and "sterile." They suggested to soften the building's appearance— recess the windows more, add trim or tile around them, place a tile pattern on blank façades, or incorporate other small architectural details that would not greatly increase the project cost. Incorporate more "whimsy," for a building meant for young children.*

In response, cornices and corbels were been added to the top of the large windows on the west

elevation and the two outermost windows on the east elevation to reduce the “sterile” feel of the facades. A tile pattern with green and brown tones was added to the west elevation between the windows, and at the front center of the ramp, further helping to break up larger blank surfaces. Concrete grilles on the cupolas and bathroom windows, previously proposed to be the same white color as the primary exterior paint, were switched to a terra-cotta color to match the roof and add more contrast.

- *The ARB provided varying comments regarding the cupolas, including that the cupolas’ proportions felt off and that they were too “heavy,” or that they were out of place on the proposed building. A Boardmember suggested introducing variation in style between the cupolas.*

In response, the applicant reduced the footprint of each cupola (5’ 2” wide to 4’ 6” wide) and height was increased slightly (27’ 4” to 27’ 10”), lessening massing on the roof and making the cupolas appear scaled properly to the building. The cupola roof material was switched to standing seam metal with a brass finial at the top. The differing colors and materials add additional character to the cupolas, lessening the “institutional” and bulky feel to the structures.

- *Comments on plant choices: Tipuana tipu trees damage pavement, Chinese evergreen elms drop considerable litter, coral bells are easily trampled by children, and marine blue sage look “leggy” after blooming (recommended a more “self-cleaning” plant).*

The applicant responded by replacing the previously proposed trees with Marina arbutus and Brisbane box trees; replacing the sage shrubs with dwarf bottlebrush, and will retain the coral bells and protect them from damage from pedestrians by using raised planters. The applicant confirmed that all plantings are drought tolerant and approved by CUSD.

Ms. Musolf suggested the following items for consideration by the ARB.

- Response to Preliminary ARB comments
- Final colors and materials

Questions for Staff

Vice Chair O’Connor asked where the student drop-off area is located. Ms. Musolf clarified the location on the site plan. Boardmember Little inquired if the new FEMA flood maps would remove the site from the flood zone, and Ms. Musolf replied that the site would remain in the flood zone.

Public Comments: None

Questions for Applicant:

Robert Robles, agent and architect for Carpinteria Unified School District was present and clarified the use of the drop off area and hopes that additional traffic improvements can be made on-site in the future. In response to a question about the revised cupola design, he explained he selected the roof pitch and materials to “lift” and reduce the heavy massing of the structures, addressing comments from the Board during Preliminary Review.

Boardmember Discussion:

Boardmembers Woolf and Johnson expressed support for the project.

Boardmember Little expressed that the new cupolas are a little too tall, but was otherwise supportive.

Vice Chair O'Connor expressed dissatisfaction with the landscaping plan and encouraged increased investment in planting and seasonal maintenance.

Chair Blakemore expressed support of the architecture. For landscaping, she noted the short lifespan of the selected groundcovers, particularly the Heuchera and Bouteloua Pendula, and recommended they be replaced by longer-lived species.

ACTION: Motion by Chair Blakemore, seconded by Boardmember O'Connor, to recommend final approval with the recommendation that Heuchera and the Bouteloua be replaced with a longer-lived plant species.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Coyote's Market Sign Permit, Project 26-2382-SIGN. Associate Planner, Marysol Smith presented an overview of a proposed signs for Coyote's market located at 4945 Carpinteria Avenue. The proposal includes four non-illuminated sign components; (1) exterior vinyl lettering on existing awning (4.75 x 103.48 inches with hand painted symbols in the archway around the door); (2) gold vinyl lettering on the existing doorway (9.6 x 24.66 inches); (3) printed vinyl logo on the building facade facing west (60 x 13 inches); and (4) rear arbor sign (5.5 x 60 inches with symbols decorating the sides of the arbor). The total sign area of approximately 12.81 square feet is consistent with the existing planned sign program. The Boardmembers discussed the project with the applicant and all expressed support for the proposed signs and hand painted mural elements as presented.

Kolbe Garage and Landscaping Plan, Project 25-2360-ARB. Principal Planner, Bret McNulty presented an overview of the Board's preliminary approval of the project with the condition that the applicant provide a colored elevation of the new proposed garage door location with colors, materials board, and lighting. The Boardmembers agreed it looked fine expressed support for the project as presented.

Update: Klentner Mixed Use Project, Project 23-2221-DP/CDP. Principal Planner, Bret McNulty, presented an Update on the status of the Klentner Mixed Use building and reviewed photos of the near complete project building elevations, the residential units, the restaurant shell, the interior and exterior landscaping elements and parking areas. He polled the Board for interest in touring the project site and the Boardmembers expressed unanimous interest in attending. Staff will work with the applicant to arrange for a future tour after construction is complete and occupancy permits are obtained. The Boardmembers discussed the history of the project and its changes through the planning process.

Update: Verizon Telecommunications Project, 912 Linden, Project 23-2336-CUP.CDP. Principal Planner, Bret McNulty, informed the ARB that the project had been continued to the June 1, 2026 Planning Commission hearing at the request of the applicant to allow the applicant to allow them more time to explore potential location options.

Boardmember O'Connor informed the ARB that there was a story in Noozhawk about a power pole fire in Montecito. He expressed that is why he is adamant about undergrounding of powerlines.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 6:25 pm to the next scheduled meeting to be held tentatively on March 26, 2026.

Chair Blakemore will not be able to attend. The other Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

August 2026

August 2026							September 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 26	27	28	29	30	31	Aug 1
2	3 5:30pm Planning Commission Meeting - TELEVISED	4	5 3:00pm HOST Meeting 5:00pm Fire District Board Meeting	6 8:30am DTBAB Meeting (Council Chambers) 2:00pm Canceled: PW Dept Staff Meeting	7	8 9:00am Carpinteria Beautiful Meeting
9	10 10:00am PW Meetings (Council Chamber) - 3:00pm City Council Meeting - Televised	11 5:30pm School District Board Regular Mtg (TV)	12 5:30pm Water District Board Mtg - Televised (Council Chamber)	13 2:00pm Canceled: PW Dept Staff Meeting 4:30pm Canceled: 5:00pm ARB	14	15
16	17 5:30pm General Plan Update Committee Meeting 5:30 Start Time	18	19	20 2:00pm Canceled: PW Dept Staff Meeting (Council Chamber) - John Ilasin	21	22
23	24 10:00am PW Meetings (Council Chamber) - 3:00pm City Council Meeting - Televised	25 5:00pm School Board Meeting (Tent.)	26 5:30pm Water District Board Meeting - Televised	27 2:00pm Canceled: PW Dept Staff Meeting (Council Chamber) - 5:00pm ARB	28	29
30	31	Sep 1	2	3	4	5

City of Carpinteria
Planning Activity Summary

July 2026

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 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 7/30/2026

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
26-2411-CDP/ADU	Taggart Mills	5534	Calle Ocho	Convert (e) 675sf detached garage/workshop to a 675sf detached ADU	Submitted 7/29/2026. Under review.	Syndi	1	
26-2410-CDP/ARB	Taggart Mills	5534	Calle Ocho	SFD remodel, 321sf addition, and carport enclosure	Submitted 7/29/2026. Under review.	Syndi	1	
26-2407-CDP/ADU	Shawn Godkin for Carl and Claudia Adamski	1086	Elm Lane	Convert (e) 332 sf garage and bathroom to a 332 sf attached studio ADU	Submitted 7/13/26. Under review.	Megan	1	
26-2406-DP/CDP/ARB	Paddy & Sean Thomas	4213	Carpinteria Avenue	Demo (e) 905sf SFD & detached garage and construct a new 2,567sf two-story SFD and 615sf detached garage.	Submitted 7/1/2026. Under review.	Syndi	1	
26-2403-DP/CDP/ARB	KJP 4837 7th Street LLC	4837	Seventh Street	Add'n & remodel to reconfigure (e) 3707sf duplex into an SFD & ADU with a new 2-car garage.	Submitted 6/18/2026. Incomplete 7/17/2026. Resubmittal 7/29/2026. Under review.	Syndi	1	
26-2400-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Restaurant Tenant Improvements/Conversion of walkway seciton and two parking spaces to dry and cold storage.	Submitted 6/8/2026. Incompleteness letter sent 7/2/2026.	Bret	2	
26-2394-CDP/ARB	William & Debra Raynor/Dylan Chappell	5522	Calle Ocho	Demolition of an existing carport and construction of a new garage at the same location next to existing single family home.	Submitted 5/12/2026. Incompleteness letter 6/9/2026, 2nd Submittal 7/13/2026.	Bret	2	
26-2394 CDP/ARB	Dylan Chappell	5522	Calle Ocho	Demolish existing 320 sq. ft.carport and construct new garage to clear violation.	Submitted 5/12/.2026. Incompleteness letter sent 6/9/2026, 2nd submittal 7/13/2026	Bret	2	
26-2380-CDP/ADU	Mary Lu Murphy	4744	Fifth Street	New 650sf ADU above new garage	Submitted 2/24/2026. Incomplete 3/19/2026.	Syndi	2	
26-2379-CDP	Mary Lu Murphy	4744	Fifth Street	New 650sf two-car garage	Submitted 2/24/2026. Incomplete 3/19/2026.	Syndi	2	
26-2376-CDP/ADU	Kyle Wigley	4937	Nipomo Avenue	New 100sf detached ADU	Submitted 1/14/2026. Incomplete 2/13/2026.	Syndi	2	
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 received on 11/12/2025 and under review; Applicant resubmitted application and responses on 11/25/2025; City issued 3rd Incompleteness Letter on 12/23/2025; Applicant provided a second GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 1/8/26; Public and agency comment period for second GC 65589.5(h)(6)(D)(ii) ended 3/9/2026; comments from agencies and public posted on project website; On February 24, 2026, Carpinteria Group LLC filed a Petition for Writ of Mandate and Complaint against the City of Carpinteria in the Santa Barbara County Superior Court (Carpinteria Group LLC v. City of Carpinteria, Case No. 26CV01232).	Bret	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	
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	
24-2280-ORD/LCPA	City of Carpinteria		Citywide	LCPA/ordinance for supportive housing, family childcare uses, and reasonable accommodation update. Program 11 of housing element.	City staff working on initial draft ordinance.	Megan	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	
26-2399-CON	Kyle Zuvella	5533	Callejon	Concept review for a lotsplit and new two-story SFD	Submitted 6/5/2026. Tentatively scheduled for ARB on 8/13/2026.	Syndi	3	
26-2384-SIGN	Freedom Signs	5030	Carpinteria Avenue	New sign program for the property, rebranding as Mill's Corner	Submitted 3/19/2026. Complete. Scheduled for ARB 5/28/2026.	Marysol	3	
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. Deemed Complete 12/30/25. Conducting EIR consultant selection.	Mindy	3	
25-2352-DP/TTM/CDP/ARB	Nick Patterson for City Ventures	6380	Via Real	96 new townhomes & associated tract map improvements	Submitted 5/29/2025. Incomplete 6/25/2025. Resubmittal 9/2/2025. Incomplete #2 9/26/2025. Resubmittal 1/6/2026. Incomplete #3 2/4/2026. Resubmittal 4/10/2026. Complete 5/8/2026. Tentatively scheduled for ARB 10/1/2026.	Syndi	3	
23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 & 5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
26-2398-DCP	Bree Belya/Santa Barbara County Flood Control District		Carpinteria Creek	Annual Routine Maintenance of Carpinteria Creek, Annual Routine Maintenance Plan Update 2026-2027, Sites 4-8	Submitted 6/2/2026.	Bret	4	
26-2397-CDP/ADU	John Beverly & Roslyn Jones	5556	Canalino Drive	Convert existing 562sf storage structure to a 562sf ADU	Submitted 5/20/2026. Director Approval 6/17/2026.	Syndi	4	
26-2393-CDP/ADU	Dario Pini	5585	Carpinteria Avenue	Convert existing non-habitable space to a 335sf ADU	Submitted 5/7/2026. Complete 6/5/2026. Director Approval 6/11/2026.	Syndi	4	

26-2392-CDP/ADU	Dario Pini	5585	Carpinteria Avenue	Convert existing non-habitable space to a 354sf ADU	Submitted 5/7/2026. Complete 6/5/2026. Director Approval 6/11/2026.	Syndi	4	
26-2381-CDP/ARB	Nell & Billy Grokenberger	5398	El Carro Lane	475sf addition and remodel to (e) SFD	Submitted 3/3/2026. Incomplete 3/31/2026. Resubmittal 4/6/2026. Complete 5/6/2026. Prelim & Final review by ARB on 7/16/2026. Director Approval 7/29/2026.	Syndi	4	
25-2391-TUP	Reality Church/Adam Smith	5315	Foothill	Request for 1 year TUP extension for church use at existing Girls Inc. campus	Submitted 5/29/2025. Director review.	Bret	4	
25-2359-SIGN	Jaclyn Kucharski	5212	Carpinteria Avenue	(1) 3'x3' black metal wall sign. Non-illuminated	Submitted 7/7/2025. Director approved.	Marysol	4	
25-2351-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	
25-2349-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	
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. TEX approval 1/7/2026.	Syndi	4	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. Revised project submitted 1/28/2025. To ARB for prelim review 3/27/2025. Awaiting revised plans w/ ARB comments.	Syndi	4	
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	

26-2378-DP/CDP/ARB	City of Carpinteria Parks and Recreation		Monte Vista Park	Permanent off leash dog park	Submitted 2/23/26. Incomplete 3/25/26. Submitted 5/21/26. Complete 5/26/26. Prelim ARB approval with comments 7/16/26.	Megan	5	
					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 12/11/2025 ARB meeting that was previously continued from 10/16/2025. ARB Preliminary Review approved with comments 12/11/25, Applicant submitted revised Plan Set on 1/23/26, PC hearing date, 2/2/2026; item continued by PC on 2/2/2026 to 6/1/2026 PC hearing to allow Verizon opportunity to explore alternative			
25-2336-CUP/CDP/ARB	Verizon Wireless	912	Linden Ave	New Telecom Facility on roof	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. Draft EIR Public Review scheduled: 1/22/26 to 3/9/26. Preparing Final EIR with Responses to Comments.	Bret	5	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot		Mindy	5	

23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school, address parking and circulation safety, and events.	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete 12/28/2023. Met with applicant on 11/12/2025 to review draft COAs; recieved comments from Alayna Frazzer on 12/21/2025; met with Fr. Marini onsite and received amplified sound explanation document 2/6/2026; met with Alayna Frazer to discuss COAs draft on 2/19/2026; follow up meeting scheduled for 3/4/2026; site vist by Bret and Mike LoMonaco and Ron Davisson to assess parking and vehicl circulation safety related to the retail shop and storage trailer, new bollard and new trailer locations identified 4/16/2026. Item scheduled for PC on 9/8/2026.	Bret	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 2026 to review new changes. Received new HCD and Coastal Commission comments in June 2026.	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. GPUCs concluded Oct 2025. Scoping for PEIR May-June 2026.	Mindy/Megan/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	
25-2331-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. Resubmittal 11/24/25. Deemed complete 12/8/25. ARB 1/29/26 continued to 2/26. ARB granted prelim approval 2/26. PC approved on 6/1/26. Awaiting submittal for final ARB.	Megan	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

25-2370 FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences	Prior permit 15-1783 SIGN/FENCE submitted 08/05/2015 withdrawn with new submittal on 10/28/2025. ARB MBS on 1/29/2026 ARB recommended approval, Fence permit issued, fence constructed 4/1 to 4/14/2026.	Bret	7	
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. To PC on 2/2/2026- continued for revisions to project. Scheduled for PC on 5/4/2026, continued to 6/1/2026. Approved by PC on 6/1/2026 and appealed to CC on 6/10/2026. Tentatively scheduled for CC on 9/14/2026.	Syndi	7	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/Megan	7	
19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC.	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	

24-2302-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. Building Permit submitted 04/29/2026 . Building Permit #15106 issued on 6/2//2026.	Bret	8	
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. Approved by Director on 4/3/26.	Mindy	9	Yes
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	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; applicant informed no permit extension option available on 12/5/25; on 12/10/25 met with applicant who asked for	Bret	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. Building Permit 2nd submittal 3/23/2026, awaiting BV comments.	Bret	10	
14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
26-2402-CDP/ADU	Dylan Chappell for Allan Smith and Erica Camardella	5560	Calle Ocho	New 633 sf attached ADU	Submitted 6/17/26. Complete and director approval 7/1/26. BP#15155 submitted 7/14/26.	Megan	12	
26-2395-CDP/ADU	Joel & Erin Patterson	3972	Via Real	Convert existing 400sf garage to a 400sf ADU	Submitted 5/14/2026. Director Approval 6/12/2026. BP#15142 submitted 6/10/2026.	Syndi	12	
26-2387-CDP/ADU	Facundo Carrillo-Vasquez	4595	Aragon Drive	Convert (e) 824sf second story to an 824sf ADU	Submitted 4/14/2026. Director Approval 5/13/2026. BP #15154 submitted 7/16/2026.	Syndi	12	
26-2386-CDP/ADU	Scott & Arti Stanley	1245	Vallecito Road	Convert (e) 450sf detached garage to a 450sf ADU	Submitted 3/27/2026. Director approval 4/24/2026. BP #15148 submitted 6/23/2026.	Syndi	12	
26-2383-CDP/ADU	Matt & Toby Theule	4925	Eighth Street	Convert (e) 540sf detached garage to a 540sf ADU	Submitted 3/9/2026. Director approval 4/8/2026. BP #15149 submitted 6/23/2026.	Syndi	12	
26-2375-CDP/ARB	Barbara Eliades	5452	Cameo Road	131sf addition and remodel to SFD	Submitted 1/8/2026. Director Approval 2/5/2026. BP#15082 ready to issue 5/14/2026.	Syndi	12	

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. Building Permit submitted for TI, sign included, 12/16/2025. In plan check.	Marysol	12	
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. BP#15074 submitted 2/12/2026.	Syndi	12	
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Director approval 4/29/2025. TEX approved 3/13/2026. BP #14952 submitted 11/18/2025.	Syndi	12	
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. Building permit submitted 12/11/2025. In plan check.	Marysol	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. Planning approval provided, awaiting information from CDD applications team.	Bret	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.	Bret	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.	Bret	12	
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. Final ARB on 12/11/2025. BP #15027 submitted 12/18/2025.	Syndi	12	

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. Final ARB on 12/11/2025. BP #15028 submitted 12/18/2025.	Syndi	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. Resubmittal received 1/9/2026, in plan check.	Marysol	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. Awaiting submittal.	Bret	12	
25-2374-CDP/ADU	David & Valerie Powdrell	5503	Calle Arena	Convert 362sf of (e) residence and a 144sf addition to create a 506sf attached ADU	Submitted 12/22/2025. Director Approval 1/21/2026. BP #15031 issued 5/15/2026.	Syndi	13	
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. BP #15016 issued 4/30/2026.	Syndi	13	
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 11/18/2025, in plan check. 12/10/2025 final processing, pending applicant. Building Permit issued 1/27/2026, pending payment and pickup.	Marysol	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. Revision submitted 3/18/2025. Corrections to applicant. Pending response.	Marysol	13	
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. Demo Permit issued 1/23/26.	Nick/Luis	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	
25-2364-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. BP #15005 issued 5/26/2026.	Syndi	14	
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. BP #15004 issued 5/26/2026.	Syndi	14	
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 issued 12/3/2025.	Syndi	14	
25-2348-SIGN/ARB	Front Signs for Seaside Apartments	4573	Carpinteria 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. Issued 9/4/2025.	Marysol	14	
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	
25-2337-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. Building Permits for each tenant in Plan Check. Issued 4/24/2025. Pending revisions and final sign off.	Marysol	14	
25-2335-DP/CDP/ARB	4956 Fifth, LLC	4956	Fifth Street	Renovations to (e) 7-unit apartment building.	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 9/11/2025. Prelim ARB review on 10/16/2025. Project revised to 7 units. Final ARB on 1/29/2026. BP #14960 issued 4/24/2026.	Syndi	14	
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. Final ARB approval 3/12/26. Under construction.	Megan	14	

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- no action taken and request withdrawn. Final ARB on 1/29/2026. BP #15019 issued 5/18/2026.	Syndi	14	
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. Picked up 4/15/2025.	Marysol	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	
24-2320-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, 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, 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	
24-2313-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, Minor Administrative CUP Revision approved to eliminate from the project a previously approved exterior electrical equipment installation within the Olive Avenue Right of Way. Equipment will now be located within the existing WTP 4/21/2026, CAPP conveyance. Construction team meeting to discuss schedule, phases and condition/mitigation monitoring on 4/29/2026. Arborist review/Nesting bird survey conducted on 6/16/2026, Construction began on 6/18/2026. Weekly construction team/City meetings being held on Tuesdays at 130.	Bret	14	

					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. Applicant informed Deli plans must have rooftop screening on 12/18/2025. Deli cleared Planning review on 1/ Applicant submitted rooftop screening approved and applicant notified 12/22/25, Deli BP passed Planning Review on 1/9/26, awaiting submittal of sign permit application as of 1/26/26. Construction began with scaffolding PW permit 3/25/2026. Site visit: Deli construction continuing 6/25/2026.			
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation		Bret	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 5/28/24, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	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	
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024. TEX requested 4/24/2025 and approved 5/9/2025. BP #14533 issued 4/28/2025.	Syndi	14	

24-2281-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. Need contractor info to issue BP.	Syndi	14	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall for pool.	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. TEX approved. 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	
23-2262-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	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	
23-2237-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. Inspection 12/2025, corrections.	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	
22-2172-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	
21-2083-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. Project scope changed to demo/rebuild. Approved by PC on PC 5/4/2026. BP revision in progress.	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	
25-2369-CDP/ADU	Dave Moore	5550	Calle Ocho	Convert 970sf of (e) residence to an attached 970sf ADU.	Submitted 10/23/2025. Incomplete 11/20/2025. Resubmittal 12/8/2025. Director Approval 12/15/2025. BP #15035 issued 5/27/2026. CoFo issued 7/28/2026.	Syndi	15	
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. Building Permit submitted 12/01/2025. Issued 12/10/2025. Completed 03/23/2026	Marysol	15	
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 issued 12/11/2025. CoFo issued 7/21/2026.	Syndi	15	

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. Corrections and revision. Final sign off 11/04/2025.	Marysol	15	
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. . BP application submitted.	Bret	15	
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; 1/21/26 applicant requested routing slip for responsible agencies review; City delivery of routing slip pending week 1/26/26; routing slip for COO sent to applicant and agency representatives on 2/23/2026; residential and hotel occupancy issued 4/24/26.	Bret	15	
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. Final inspections on 4/10/2026. COO issued for hotel and residential uses on .4/24/2026. Restaruant Tenant improvements to be permitted separately.	Bret/Nick	16	
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	X	
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. Project withdrawn.	Bret	X	
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	x	

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	x	
24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. ARB 8/15/2024.	Marysol	x	
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	
23-2347-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	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	
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. Expired.	Marysol	x	
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	x	
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. Expires 5/1/2026.	Syndi	X	
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	x	
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	x	
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	x	
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 issued 3/17/2026.	Syndi	X	

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	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	7/30/2026 13:57			

BUILDING PERMIT REPORT

07/01/2026 - 07/30/2026



Permit #	Application Submittal Date	Permit Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
15151	6/24/2026	7/2/2026	004-005-007	1532 Linden Avenue	ARCHDIOCESE LA ED/WELF CORP	Traffic barriers and installation of connections for the utilities for the annual St. Joseph Church Festival.	1,000	Final		
15111	4/9/2026	7/7/2026	003-570-013	4880 Sandyland Road #24	HARER RICHARD J/BARBARA H TRUSTEES (for) HARER LIV TRUST 8/31/90	Reconfigure non load bearing walls to create a new closet and enlarge a bathroom 8 inches. Add new LED lighting to ceiling and transition a shower tub to a walk in shower. While open possibly, change out steel drains with new ABS	15,000	Issued		
R-ROOF-26-0014	6/29/2026	7/2/2026	004-027-074	4813 Nipomo Dr, Carpinteria, CA	PEREA GABRIEL T & HILDA TRENADO REVOCABLE LIVING TRUST	Residential Reroof	\$14,000	Final		
DEM-P-26-0001	6/30/2026	7/10/2026	003-481-022	4838 Sandyland Rd, Carpinteria, CA	BLACKBURN, DAVID W TRUST 4/7/92	Exploratory	\$2,000	Issued		
SOL-I-26-0003	7/13/2026	7/13/2026	001-251-001	1286 Casitas Pass Rd, Carpinteria, CA	PAGANO KOREEN JEAN	Solar - Instant	\$30,000	Issued		
R-ROOF-26-0010	6/15/2026	7/14/2026	003-351-025	579 Calle Dia, Carpinteria, CA	TAYLOR ARTHUR R/NINA C TRUSTEES (for) TAYLOR FAM TR 6-21-91	Residential Reroof	\$21,866	Final		
ELC-P-26-0001	6/25/2026	7/16/2026	003-292-019	966 Concha Loma Dr, Carpinteria, CA	KAPER LLC	Electrical - Review	\$10,000	Issued		
R-ROOF-26-0016	7/13/2026	7/16/2026	001-280-006	1466 Andrea St, Carpinteria, CA	KOSLA DANIEL	Residential Reroof	\$11,000	Issued		
PLM-S-26-0003	7/7/2026	7/17/2026	003-552-001	1375 Chaney Ave, Carpinteria, CA	DOIRON FAMILY TRUST 10/12/23	Plumbing Review	\$38,000	Issued		
R-ROOF-26-0018	7/17/2026	7/17/2026	004-027-047	1325 Limu Dr, Carpinteria, CA	JAHNKE ERIC & SUE FAMILY 12/19/23	Residential - Reroof	\$18,750	Final		
SOL-T-26-0002	6/25/2026	7/20/2026	001-292-017	1554 Lisa St, Carpinteria, CA	MURRAY FAMILY ESTATE TRUST	Solar- Traditional	\$30,000	Issued		
C-ROOF-26-0016	7/15/2026	7/21/2026	003-360-001	550 Maple Ave, Carpinteria, CA	500 MAPLE LLC	Commercial Reroof	\$70,000	Issued	Yes	
PLM-S-26-0004	7/6/2026	7/22/2026	004-106-002	4588 Fourth St B, Carpinteria, CA	JESTER THERESA L 2020 TRUST 12/15/20	Plumbing Simple	\$3,558	Issued		
R-ROOF-26-0019	7/21/2026	7/22/2026	003-382-005	5529 Calle Arena, Carpinteria, CA	WEINBERG FAMILY TRUST 10/24/90	Residential Reroof	\$20,600	Final		
ELC-S-26-0006	7/10/2026	7/23/2026	003-314-005	683 Maple Ave, Carpinteria, CA	COLSON FRANK & SHANNON LIVING TRUST 3/6/20	Electrical Panel Changeout	\$6,500	Issued		
R-ROOF-26-0020	7/21/2026	7/24/2026	003-483-004	4949 Third St, Carpinteria, CA	49 SQUARED LLC	Residential- Reroof	\$8,270	Issued		
ELC-P-26-0002	6/25/2026	7/24/2026	004-019-017	004-019-017	RIFE, ELAINA	Electrical Review	\$10,000	Issued		
PLM-S-26-0005	7/10/2026	7/26/2026	004-112-008	4905 El Carro Ln, Carpinteria, CA	SAENZ, DARRYN	Plumbing Simple	\$2,500	Issued		
WD-26-0001	6/2/2026	7/28/2026	004-008-040	004-008-040	WATKINS ELIZABETH	Window/Door Replacement	\$10,065.24	Issued		
R-ROOF-26-0021	7/24/2026	7/29/2026	004-010-029	004-010-029	KAUFMAN BARRY V/MARGO HANDELSMAN TRSTEES (for) KAUFMAN-HANDELSMAN LIV TR 9/24/93	Residential - Reroof	\$38,970	Issued		
SOL-T-26-0003	7/22/2026	7/29/2026	003-552-026	1321 Post Ave, Carpinteria, CA	FORTUNATO FAMILY TRUST 1/31/17	Solar Traditional	\$50,000	Issued		
ELC-S-26-0005	7/7/2026	7/29/2026	004-047-011	805 Walnut Avenue, Carpinteria, CA	SCOTT-NATWICK REVOCABLE TRUST	Electrical Panel Changeout	\$6,500	Issued		
SIGN-26-0002	5/29/2026	7/30/2026	001-070-060	1025 Casitas Pass Rd, Carpinteria, CA	SHEPARD PLACE LTD	Sign	\$7,000	Issued		
R-ROOF-26-0022	7/29/2026	7/30/2026	001-280-002	1485 Andrea St, Carpinteria, CA	RENNER, DAVID JAMES & MICHELLE ANNE LIVING TRUST 9/4/08	Residential Reroof	\$29,405	Issued		

Total Records: 24

7/30/2026