



**City of Carpinteria
City Council Agenda
Monday, September 14, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013
4:00 p.m. Closed Session - 5:30 p.m. Regular Meeting**

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

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings/>).
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 889 0390 2262) to listen to the meeting.
- [Join the City's Zoom webinar by clicking here.](#) Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 889 0390 2262.
- Spanish interpretation will be available at the in-person meeting and through the City's Zoom webinar.

How to Provide Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to City Council by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Although written comments become part of the record, they will not be read aloud at the meeting.

Please note that the City will make every effort to make the meeting accessible virtually; however, if one of the above virtual attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options

outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

Call to Order

Roll Call

Public Comment on Closed Session Matters

Closed Session Matters

1. Property Acquisitions for Carpinteria Avenue Bridge Project.
Pursuant to California Government Code Section 54956.8

Property: APN: 001-070-066 / 5464 Carpinteria Avenue, Carpinteria, CA 93013
Negotiating Parties: RBP Carpinteria RE LLC
Agency Negotiator Michael Ramirez , City Manager; Jena Shoaf Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria; Gerald Comati Public Works Director, and Robert McDowell on behalf of Hamner, Jewell & Associates, City's Right of Way Agent/Representative.
Anticipated Valuation: \$45,4000
Under Negotiation: Price and Terms of Payment for Temporary Easement

Property: APN: 001-070-031 / 899 Concha Loma Drive, Carpinteria, CA 93013
Negotiating Parties: Soury Trust
Agency Negotiator Michael Ramirez , City Manager; Jena Shoaf Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria; Gerald Comati Public Works Director, and Robert McDowell on behalf of Hamner, Jewell & Associates, City's Right of Way Agent/Representative.
Anticipated Valuation: \$135,500
Under Negotiation: Price and Terms of Payment for for Temporary Easement

Property: APN: 001-070-039 / 5550 Carpinteria Ave, Carpinteria, CA 93013
Negotiating Parties: JHMM Hospitality (Motel 6)
Agency Negotiator Michael Ramirez , City Manager; Jena Shoaf Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria; Gerald Comati Public Works Director, and Robert McDowell on behalf of Hamner, Jewell & Associates, City's Right of Way Agent/Representative.
Anticipated Valuation: \$90,300
Under Negotiation: Price and Terms of Payment for for Temporary Easement

Property: APN: 003-280-009 / 893 Concha Loma Drive, Carpinteria, CA 93013
Negotiating Parties: Barnes
Agency Negotiator Michael Ramirez , City Manager; Jena Shoaf Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria; Gerald Comati Public Works Director, and Robert McDowell on behalf of Hamner, Jewell & Associates, City's Right of Way Agent/Representative.
Anticipated Valuation: \$25,000
Under Negotiation: Price and Terms of Payment for Temporary Easement

Property: APN: 001-070-008 / 5565 Carpinteria Avenue, Carpinteria, CA 93013
Negotiating Parties: Carpinteria Professional Center
Agency Negotiator Michael Ramirez , City Manager; Jena Shoaf Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria; Gerald Comati Public Works Director, and Robert McDowell on behalf of Hamner, Jewell & Associates, City's Right of Way Agent/Representative.
Anticipated Valuation: \$25,000
Under Negotiation: Price and Terms of Payment for Temporary Easement

Property: APN: 003-280-008 / 897 Concha Loma Drive, Carpinteria, CA 93013
Negotiating Parties: Jenkins-Parker Trust
Agency Negotiator Michael Ramirez , City Manager; Jena Shoaf Acos on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria; Gerald Comati Public Works Director, and Robert McDowell on behalf of Hamner, Jewell & Associates, City's Right of Way Agent/Representative.
Anticipated Valuation: \$25,000
Under Negotiation: Price and Terms of Payment for Temporary Easement

Temporary Adjournment to Closed Session

Call to Order

Roll Call

Closed Session Report

Pledge of Allegiance

Councilmember(s) Request for Remote Participation Under AB 2449

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

Agenda Modifications

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

Introductions, Proclamations and Presentations

2. Proclamation Declaring September 15, 2026 to October 15, 2026 as “Hispanic Heritage” Month in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*
3. Proclamation Designating the Week of September 7 – 13, 2026 as “Celebrate Community” Week in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*
4. 10-Year Service Award to Marysol Smith, Associate Planner.

Public Information Reports and Announcements

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

5. Sheriff’s Recap

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

6. Library Board of Trustees Agenda Packet

Reconvene the Regular Meeting of the City Council

City Manager's Report

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

7. City Manager's Report

Planning Commission Actions: None

Public Comment on Matters Not on the Agenda

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

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

Consent Calendar

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

8. Approve the minutes of the regular meeting held August 24, 2026 and the special meetings held August 31, 2026 and September 2, 2026.
9. Receive and file the Warrant Register for the period of August 17, 2026 through September 4, 2026, pursuant to Carpinteria Municipal Code Section 2.08.150(F).
10. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for July 2026.
11. Adopt Resolution No. 6496, authorizing the City Manager to execute a Grant Agreement with the California Office of Traffic Safety for the Pedestrian and Bicycle Safety Program on behalf of MOVE Santa Barbara County and approve a \$25,000 increase in grant revenue and a corresponding \$25,000 expenditure appropriation in the Fiscal Year 2026-27 Budget. *(Requires a roll call vote.)*
12. Approve the revised Fiscal Year 2026/27 Authorized Full-Time Position List, as shown in Attachment A, to authorize one Human Resources/Risk Manager position within General Government and reduce the Management Analyst I/II/Senior Management Analyst series from two authorized positions to one.

Administrative Matters

13. Sixth Amendment to Lease Agreement with Chevron U.S.A., Inc. for use of City submerged lands.

Recommendation: Authorize the Mayor to execute a Sixth Amendment to the Lease Agreement with Chevron U.S.A., Inc.

Public Hearing

14. Appeal of the Planning Commission's approval of a Development Plan, Lot Line Adjustment, and 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 at 333 Linden Avenue, and to adjust the lot line with the adjacent property at 355 Linden Avenue.

Property Addresses: 333 and 335 Linden Avenue (APNs 003-440-027 and -028)Appellant: Marilyn JenkinsApplicant: Dylan Chappell, architect, for Peter and Barbara Coeler

Recommendation: Accept the Appeal, and review the action taken by the Planning Commission; and Adopt Resolution No. 6495, thereby affirming the Planning Commission's decision to approve the project as submitted.

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

Matters Continued from Previous Meetings

Other Business

15. Approval of a Special Event Permit Application for the 2026 California Avocado Festival, scheduled to run from Friday, October 2, 2026, through Sunday, October 4, 2026, including designation of the event footprint as a public park.

Recommendation: (1) Approve the Special Event Permit for the 2026 California Avocado Festival pursuant Carpinteria Municipal Code Chapter 10.68, Special Events; (2) Designate the area of the event footprint as a public park during the hours of operation and approve its use for the event pursuant to Carpinteria Municipal Code Section 12.24.022, Permits – Special Public Park Use.

16. Project Status Update for Carpinteria Avenue Bridge Replacement Project.

Recommendation: Receive and file the comprehensive project status update for the Carpinteria Avenue Bridge Replacement Project.

17. Amendment No. 10 to Agreement with Dewberry for the Carpinteria Avenue Bridge Replacement Project.

Recommendation: Authorize the City Manager to execute Amendment No. 10 to the Agreement with Dewberry to provide additional services for the Carpinteria Avenue Bridge Replacement Project in an amount not to exceed of \$47,250 for a total amended amount of \$2,423,417.37. *(Requires a roll call vote.)*

Legislative Update: None

Committee Reports, Inquiries and Other Matters Presented by Councilmembers

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

Attendance of Councilmembers for Future Meetings

Adjournment

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 684-5405, extension 403 or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

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

Resources for the Public:

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

Levine Act Warning

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

provisions apply to you or a City Council Member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

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