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

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.

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA DECLARING SEPTEMBER 15, 2026 TO OCTOBER 15, 2026 AS "HISPANIC HERITAGE" MONTH IN THE CITY OF CARPINTERIA

***WHEREAS**, Hispanic culture constitutes the foundation of the history of the State of California and the Southwest region of the United States, and Hispanics are justly proud of their rich and diverse cultural heritage, having made positive contributions to the social, artistic, linguistic, and intellectual aspects of our society; and*

***WHEREAS**, generations of proud, hardworking, enterprising Hispanics have contributed to and have strengthened our communities, with countless achievements, and their abiding values in the home and family; and*

***WHEREAS**, Hispanics increasingly impact the political, economic and social growth of our community and state, and constitute approximately 43% of the City's total population, and approximately 40% statewide per the U.S. Census Bureau; and*

***WHEREAS**, as we observe Hispanic Heritage Month, the City encourages all members of the community to recognize the accomplishments and contributions of Hispanics in our community, and the importance of social justice and fair representation for the Hispanic community in all aspects of City life and experience.*

***NOW, THEREFORE**, the City Council of the City of Carpinteria does hereby declare the period September 15, 2026, to October 15, 2026 as "**Hispanic Heritage" Month** in the City of Carpinteria in recognition of the many contributions Hispanics have made to Carpinteria, California and the country, and to promote greater awareness of the rich history and culture of the Hispanic community.*

***IN WITNESS THEREOF**, the Mayor hereunto set their hand and caused the official seal of the City of Carpinteria, California, to be affixed this 14th day of September, 2026.*

Natalia Alarcon, Mayor
City of Carpinteria

ATTEST:

Brian C. Barrett, MMC, CPMC
City Clerk

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA DESIGNATING THE WEEK OF SEPTEMBER 7 – 13, 2026 AS "CELEBRATE COMMUNITY WEEK " IN THE CITY OF CARPINTERIA

WHEREAS, *Kiwanis International, Lions Clubs International, Optimist International, and Rotary International have partnered in support of Celebrate Community Week to focus on local community service; and*

WHEREAS, *Celebrate Community encourages service clubs to collaborate on projects that improve and benefit their local communities; and*

WHEREAS*, in recognition of Celebrate Community Week, Carpinteria service organizations are partnering on local service projects addressing health and wellness, food insecurity and hunger, education and literacy, and the environment; and*

WHEREAS*, the City Council of the City of Carpinteria wishes to recognize the important role local service organizations play in building and strengthening the community by declaring Celebrate Community Week; and*

WHEREAS*, Celebrate Community Week highlights the important work of local service organizations and demonstrates the positive impact that can be achieved through collaborative community service.*

NOW, THEREFORE, *the City Council of the City of Carpinteria does hereby designate the week of September 7 – 13, 2026 as "**Celebrate Community Week"** in the City of Carpinteria in recognition of the dedication, service, and contributions of Carpinteria's service organizations to the community.*

IN WITNESS THEREOF*, the Mayor has hereunto set her hand and caused the official seal of the City of Carpinteria, California, to be affixed this 14th day of September, 2026.*

Natalia Alarcon, Mayor
City of Carpinteria

ATTEST:

Brian C. Barrett, MMC, CPMC
City Clerk

Agenda Section: Presentations
Agenda Item No.: 4
Council Meeting Date: September 14, 2026

Service Award

Presented to

Marysol Smith

In Recognition of ten years of Loyal and Dedicated Service to the City of Carpinteria.

10 Years of Service
2016-2026

Your service embodies the values of our organization, significantly contributing to our mission and goals, leaving a lasting impact on our community.
Thank you for your outstanding service and continued dedication.

Presented this 14th day of September, 2026
at a meeting of the City Council of the City of Carpinteria
With gratitude and respect,

CITY OF CARPINTERIA INCORPORATED SEPT. 28 1965 CARPINTERIA, CALIF.

Natalia Alarcon, Mayor

Michael Ramirez, City Manager

Commander's Recap
Coastal Patrol Bureau

July 05, 2026 – July 11, 2026

Sunday, 07-05-2026

City of Carpinteria

2153 PC273.6 Nidever Rd/ Via Real Pyle

A traffic stop was conducted on a vehicle for violation of VC 4000(a)(1). The driver was identified as [redacted], he was accompanied by a passenger. Records checked revealed [redacted]'s license was suspended for DUI (VC 14601.2(a)). A records check also revealed an active CPO with [redacted] as the restrained party, with his passenger as the protected party. [redacted] was arrested for the aforementioned violations and booked at SBJ without incident.

Monday, 07-06-2026

City of Carpinteria

1727 INC Holly Ave / Sandyland Rd (CARP) Pyle

A lifeguard from lifeguard tower 2 reported a bone on the beach. The bone was collected and with assistance from the Coroner's Office, it likely belonged to wildlife or sea life. The bone was booked for destruction.

1845 019 Carp Ave/ Palm Ave (CARP) Boggess

The reporting party reported he found a 9mm bullet lodged into the pavement in the crosswalk at Carpinteria Ave and Palm Ave. Bullet was photographed, collected, and later booked into an evidence locker at the Carpinteria Station.

0217 CMC 8.20.020 1019 Casitas Pass(CARP) Boggess

I contacted [redacted] who was sleeping on the ground in between two business buildings located at 1019 Casitas Pass Road, a violation of CMC 8.20.020. [redacted] had been verbally warned about sleeping in this area on 07-06-2026. I issued [redacted] a citation for the aforementioned violation and he signed without incident.

1039 PC 148/69 3894 Via Real Goodwin

Deputies responded to a suspect who was reported to have been concealing a firearm on his person. Deputies located the subject and he became uncooperative and physically resisted Deputies attempts to safely restrain him. Deputies sustained scrapes and suspect was transported to SBCH for shortness of breath.

Tuesday, 07-07-2026

City of Carpinteria

0924 065 F 4900 Blk Malibu Dr SQUAD D

Deputies responded to the above location to conduct a probation check on [redacted] who was known to have an active felony warrant. [redacted] and his gf were located at the residence and [redacted] was arrested for the outstanding warrant.

1418 NARC/496 5436 Carp Ave Villegas

Deputies responded to Starbucks for reported trespasser on the property.
Deputies located [redacted] outside of Starbucks and he was found to be in possession of stolen Levi jeans and a glass meth pipe with residue. [redacted] was arrested and transported to SBJ without further incident.

1555 10851CVC/466PC/065 451 Linden Av Cole& Centeno

[redacted] of San Bernadino forced entry into the victim's vehicle and drove away without permission. The Victim saw this occur and called 9-1-1. The Victim provided live updates on the vehicle, which was quickly located by Deputies. A high-risk stop was conducted near the entrance of Carp State Beach campground and [redacted] was safely taken into custody. He was found to have a warrant from LAPD for 10851 and a CDCR warrant from San Bernadino County. A search incident to arrest [redacted] revealed he was in possession of bump keys. [redacted] was booked on the aforementioned violations and his warrants.

Wednesday, 07-08-2026

City of Carpinteria

2238 065 Ninth St/Linden Av Kammer/Wreede

Deputies contacted two subjects in a vehicle parked on the north-western corner of the above-mentioned address. Upon conducting records checks on both male subjects, both had outstanding warrants. [redacted] was arrested for two in county misdemeanor warrants and one felony warrant out of Ventura County. The second subject, had a non-extraditable warrant out of Orange County and was released at the scene.

Friday, 07-10-2026

1705 368 / 487 4600 Blk Foothill Rd Trujillo

Deputies responded to the victim having provided over **$40,000** in prepaid gift cards to scammers under the belief that she won a 7 million dollar Publisher's Clearinghouse prize. The victim continues to purchase gift cards and cell phones for the scammers with the hopes of receiving the promised prize. The victim lives alone since her husband died in February. The victim is now behind on her rent other bills and may not have the means to continue supporting herself. The victim did not meet the criteria for gravely disabled. Report will be forwarded to DA's Office and APS.

Saturday, 07-11-2026

City of Carpinteria

0031 019 4000 Blk Via Real Squad A

The reporting party reported he was stabbed by his baby mother, while he visited her apartment. The reporting party had superficial lacerations to his chest. Deputies contacted the babys mother, her teenage daughter, her daughter's boyfriend, and a sleeping 3-year-old child at the apartment. She asserted that the reporting party stabbed himself, as he has done in the past, in order to get her in trouble because she will not continue a relationship with him. There

was no evidence of a struggle, the 3-year-old was sound asleep, and the witnesses did not hear any commotion. The reporting party was transported to SBCH by AMR. Report will be forwarded to detectives for follow up.

Commander's Recap
Coastal Patrol Bureau

July 12, 2026 – July 19, 2026

Sunday, 07-12-2026

City of Carpinteria

0924 647(h) 1100 Blk Calle Lagunitas Goodwin
Deputy responded to 1100 Blk of Calle Lagunitas and contacted the reporting party who advised me that unknown subjs have been outside her residence at late hours of the night. No suspect or vehicle description as the time authoring this report.

2111 INC 4610 Carpinteria Ave (CARP) Pyle
Deputies responded to the above address for a custody dispute. The reporting party called to state his ex-wife was late for the custody exchange. Prior to deputies' arrival, the custody exchange took place which upset the three children. The RP desired documentation for his court case in August. Documentation only incident report.

2253 RTF 4400 Blk Carpinteria Ave (CARP) Pyle
Deputies contacted the reporting parties at the above address after they reported that a suspicious vehicle had been slowly driving past the residence on numerous occasions. The RP believed the vehicle was being driven by one of their son's friends as they had history. The RP stated on one occasion when the vehicle drove by that the son's friend had pointed a firearm at their residence. Investigation on going, follow up to be handled by patrol.

0014 647(l) PC 1100 Blk Calle Lagunitas (CARP) Boggess
A reporting party called to report that she'd seen a male subject peeking into her bedroom window. Deputies arrived and searched the backyard for the subject but were unable to locate anyone. Deputies canvassed the nearby area, and an offense report was taken. A BOL email was sent to Carpinteria patrol deputies highlighting the incident and requesting frequent patrol of the area. The suspect is still outstanding.

Monday, 07-13-2026

City of Carpinteria

1428 12500VC Linden Ave/5th St Goodwin
A traffic stop was initiated on a vehicle for a window tint violation. The driver was found to not have a valid license. He was issued a citation for violation of VC 12500(a). He signed the citation in my presence and was going to have a valid driver come to drive the vehicle away.

1459 647F 4900 Blk Dorrance Wy Villegas
Deputies responded for a reported 415 Verbal. It was determined that no violation occurred. The male subject walked up to the residence while deputies were speaking with the RP. The male

subject showed signs of intoxication and attempted to walk away from Deputies on scene. The male subejct was arrested and transported to Main Jail.

1606 VAI Carpinteria Ave / Linden Ave Goodwin

D1 was stopped behind D2 at a stop light and the car rolled forward into D2. Minor damage was caused to D2 along with minor injury, D2 declined medical treatment.

Wednesday, 07-15-2026

City of Carpinteria

0251 11364 HS, 4462.5 VC 1115 Casitas Pass Freedman

Deputies made contact with the subject in the McDonalds parking lot and found in possession of drug paraphernalia and occupying a vehicle with false tabs. She was cited and the vehicle towed.

1918 065-F 1018 Casitas Pass Skall

A male was detained after being reported as checking cars in the parking lot. He ID'd himself as [redacted], who was 1129. The name on the EBT card he possessed, [redacted], had a no-bail PRCS warrant from San Bernardino. Further records checks and tattoo identification revealed that the detained male was [redacted]. San Bernardino advised they would extradite, so [redacted] was arrested and booked at SBCJ.

065-F 4160 Via Real Kammer

[redacted] was contacted at the Sandyland Reef motel. Was found to have a warrant for her arrest. During a search of her property methamphetamine and drug paraphernalia. She was arrested for the warrant and for 11377 HS and 11364 HS.

2305 005 4800 Blk 8th St Trujillo

Deputies responded to the RP initially reported his wife's brother, showed up uninvited, was at the front door and refusing to leave. The RP advised that the subject, actually an affair with his wife. Neither requested prosecution. The subject advised that he has been dating the RP's wife and is in continued communication with her. While the subject was detained for investigation, he received text messages from the wife. The subject was released and admonished not to return to the residence.

Thursday, 07-16-2026

City of Carpinteria

2016 Warrant Arrests Kammer

[redacted] was arrested for two misdemeanor warrants out of Santa Barbara County.

Saturday, 07-18-2026

City of Carpinteria

0925 459 PC (VEH) 3900 Blk Via Real (CARP) Sanabria

Report taken for 459 to vehicle with a backpack with laptop, keys, ipad and other items taken. AIR tag later same afternoon pinged at a residence While talking to the residence induvial it was discovered that the stolen property was seen in plain view in a vehicle in the

driveway. The vehicle belonged to [redacted], who was on active PRCS and out on bail. [redacted] was unable to be located, but his keys were eventually brought to the scene, and the property was secured and returned to owner. Case forwarded to probation for the probation violations.

1100 594 PC 4400 Blk Via Real (CARP) Brady

Unknown suspect(s) committed a vandalism of an electrical control box at 7-Eleven. The graffiti is gang related and associated with the East Side Travieso's and South Side 9th St. Carpas.

1802 647(f) PC 5550 Carpinteria Ave (CARP) Pyle/Boggess

Deputies responded to Vagabond in for the report of suspicious subjects who were suspected to be under the influence. One subject, [redacted] was seen pulling on motel room door handles. Upon arrival, deputies contacted [redacted] and her fiancé, [redacted]. Open containers were found in plain view in their vehicle, both subjects admitted to consuming alcohol. Both were heavily intoxicated. Both were arrested for PC 647(f).

Commander's Recap
Coastal Patrol Bureau

July 19, 2026 – July 26, 2026

Sunday 07-19-2026

City of Carpinteria

0935 459 4800 Blk 8th St Goodwin
Deputies responded for reported 459. An unknown suspect forced entry into the Vic's residence and did not steal any items. No surveillance has been found at this time.

1251 INC Maple Ave/ Sixth Street C.Cole
Report of hot dog in a vehicle. The vehicle reported to have been at Palm/Sixth St since 07/18 around 2200 hours. Upon arrival, the back window was open and only a pit bull was inside. The vehicle felt warm inside, and the dog was panting heavily. The vehicle was also obstructing the roadway. Deputy Goodwin and I were able to get the dog out of the vehicle and give it water. The vehicle was subsequently towed, and the dog released to the on-call Animal Control on the city's off hours. Dog transported to the Animal Medical Clinic located at 1037 Casitas Pass.

11377, 11364 Boggess
A bike stop was conducted for a violation of CVC 21201(d)(2). The bicyclist, [redacted], admitted to being in possession of methamphetamine and consented to a search of his person. A search of [redacted]'s person revealed 12g of methamphetamine and a methamphetamine pipe with a burnt sticky residue inside the bulb. [redacted] was arrested for violations of HS 11377(a) and HS 11364(a). He was transported and booked at SBJ, and his bike was taken to the Carpinteria Patrol Station and secured for Safekeeping.

0139 CVC 10851 4290 Via Real (CARP) Boggess
The victim called to report that his vehicle was stolen from the Chevron parking lot after he had left it unattended at the air pumps for approximately 5-10 minutes. The victim had no suspect information but stated he observed his vehicle being driven away traveling eastbound on Via Real. The vehicle was submitted into SVS, and a BOL was forwarded to neighboring departments.

Tuesday, 07-21-2026

City of Carpinteria

1417 065 1018 Casitas Pass RD (CARP) Cole
[redacted] was arrested for two Santa Barbara County misdemeanor warrants.

2352 8.52.050 Santa Ynez overpass (CARP) Harris
[redacted] was on the Santa Ynez overpass drinking and smoking cigarettes. I did not see him drinking but he admitted it and there was a beer can at his feet. He was, however, smoking and I informed him it was a violation and he asked for a ticket. I obliged and he was cited.

During the contact he did, however, pull out of his pocket one half of a pair of scissors which he said he kept on him for protection. Case submitted to the DA for dirk or dagger possession 21310PC. He apparently was recently released from custody for brandishing a knife on a previous occasion.

1929 015F 5775 Carpinteria Ave(CARP) Pyle

A wallet belonging to an 18-year-old from Castaic, California was turned into at the station. Attempts to locate a phone number were unsuccessful. The wallet and its contents were booked at the station for safekeeping.

Wednesday, 07-22-2026

City of Carpinteria

1134 8.30.052B 5320 Carp Ave Goodwin

Deputy saw [redacted] actively smoking a cigarette on the buss bench in front of 5320 Carp Ave. She was issued a citation and released from the scene.

1134 015F 5775 Carpinteria Ave Goodwin

RP responded to the scene to drop off a set of keys he found at St Joe's Fest. Unknown who the owner is and was booked in evidence for safe keeping.

Thursday, 07-23-2026

City of Carpinteria

0643 Narc Casitas Pall / Via Real (CARP) Mendez

Deputies responded to [redacted] who was standing outside his vehicle with the emergency flashers on and telling people that there were people in his vehicle with weapons. [redacted] contacted and deputies discovered [redacted] was under the influence of drugs and there was nobody in his vehicle. [redacted] consented to a search of his person, and a baggie of meth was discovered. [redacted] was taken into custody and was transported to SBJ.

Commander's Recap
Coastal Patrol Bureau

July 26, 2026 – August 1, 2026

Sunday 07-26-2026

City of Carpinteria

0841 TRAFF + Bailard Ave/Carp Ave Goodwin

Deputy located a vehicle with a paper plate which came back to another vehicle. A traffic stop followed and the driver was found to be unlicensed, violation of 12500(a) VC. The driver was issued a citation for violations of 12500(a), 16028(a), 4462.5, and 24002(a). A secondary plate was later located and did not belong to the vehicle or suspect; complaint sought for violation of PC 485.

1029 PC 242 5464 Carpinteria Ave Goodwin

Deputy responded for a reported physical altercation. Two elderly females involved were both dementia patients with no recollection of the events. Per staff, the aggressor grabbed the Vic's forearm which caused discoloration but no pain or further injuries. Report taken and sent to DA for review.

1647 14601.1 VC 1500 Blk Myra St R. Hernandez/Centeno

Traffic stop conducted on a vehicle for violations of 5200(a) CVC and 26708 CVC. The driver, was discovered to be driving on a suspended license with service needed. The driver was cited, license was seized, and he was provided with a copy of a DL 310.

1719 PC 487 943 Linden Ave (CARP) Boggess

A female suspect stole $3,629.00 worth of merchandise from Homestead Antiques & Trading Company located on Linden Avenue. The female suspect's identity is unknown, and she was last seen heading eastbound on Carpinteria Avenue. An Offense report was authored, and the case is suspended pending leads.

Monday, 07-27-2026

City of Carpinteria

1505 647(f) 1002 Casitas Pass (Tyler's Donuts) Villegas

[redacted] was inside Tyler's Donuts drinking a soda that she did not pay for. The business owner only wanted [redacted] to be escorted outside the business and admonished for trespassing. [redacted] showed obvious signs of being under the influence of drugs. Due to her level of intoxication, [redacted] was arrested and booked into SBJ.

Tuesday, 07-28-2026

City of Carpinteria

0309 CMC 8.20.020 1115 Casitas Pass(CARP) Boggess

[redacted] was found sleeping on a public sidewalk in front of McDonalds on Casitas Pass. [redacted] was sleeping inside a sleeping bag and had all her personal belongings spread out next to her. [redacted] was issued a citation for the violation of CMC 8.20.020 and she signed without incident.

0330 CMC 8.20.020 Linden Ave/ 5th St(CARP) Boggess

[redacted] was found sleeping on the ground in front of a public restroom located at Linden Avenue and 5th street. [redacted] had a blanket over her and had her other personal belongings on the ground next to her. I issued [redacted] a citation for the violation of CMC 8.20.020 and she signed without incident.

1044 065/69PC 4700 Blk Ninth St (CARP) Squad D

Deputies conducted a warrant service at the above address for subject, [redacted] During his arrest, [redacted] kicked Deputy Hernandez twice on his right leg. He was booked at SBJ on his felony warrant and an additional charge of 69PC.

1259 CMC 8.20.020 5351 Carpinteria Middle School (CARP) Cole

[redacted] was found sleeping in public on a blanket in the grass area in front of the middle school, with various items next to him. [redacted] was cited for the above violation.

Unincorporated County

1102 166(a)(4)PC 3375 Foothill Rd Hernandez/Centeno

The RP called to report that the restrained had violated the civil harassment order on Sunday, 7/26/26. The RP said the Restrained party verbally harassed him and was within the 60-foot radius that is listed in the order. The restrained party denied these claims. Report forwarded to DA's Office for review.

Wednesday, 07-29-2026

City of Carpinteria

2326 11395 HS 4200 Via Real Sifuentes/Wreede

Probationer [redacted] was contacted in a vehicle parked in the Vagabond North parking lot. A probation search yielded a gram of methamphetamine and paraphernalia. [redacted] was booked into SCBJ.

Friday, 07-31-2026

City of Carpinteria

1118 hrs Found Property Sandyland Reef Inn (carp) Villegas

Staff reported finding three tanks of Nitrous inside one of the vacated guest rooms. The tanks were booked at 39.

0057 hrs 11377 4200 Via Real Sifuentes/Wreede

Three parties were contacted in the motel parking lot and found in possession of meth and paraphernalia. Parties were cite released at the scene.

Saturday, 08-01-2026

City of Carpinteria

1405 459PC,242PC 4401 Via Real Villegas/Mendez/Green

The suspect, [redacted], tried to pass a fake $100 bill at Risdon's 76. The owner tried to detain the suspect as he called 911. The suspect pushed the owner out of the way and fled on foot. He was found walking on El Carro and arrested for 459 PC and 242 PC.

1507 OAA Carp State Beach Mendez/Green

A 6-year old went missing at Carp State Beach. We responded to assist along with Park Rangers. The child was found and had gotten lost on the way back to the beach from their campsite.

1933 CVC 10853/ PC 488 5400 Blk Cameo Rd(CARP) Boggess

Reporting party called to report that an unknown subject came onto his driveway and rummaged through his unlocked vehicle at 0315 hours on 08-01-2026. The unknown subject took a child's diaper bag which was later found in the walkway between Cameo Rd and Via Real. An offense report was taken, and the case is suspended pending leads.

2045 CVC 20002(a) 600 Linden Avenue(CARP) Boggess

Victim called to report she was traveling northbound on Linden Ave when she was rear ended while stopped at the stop sign located at Linden Ave/ 7th Street. Victim was unable to provide any suspect driver description and stated the Suspect was last seen driving his vehicle northbound on Linden Avenue through the Ogan stoplight. A TC report was taken and follow up will be handled by patrol.

Commander's Recap
Coastal Patrol Bureau

August 02, 2026 – August 08, 2026

Sunday 08-02-2026

City of Carpinteria

1416 594 PC 1115 Casitas Pass (CARP)

Deputies responded to Kim's Market to meet with the RP victim, who works at McDonald's, who reported her $187 tire was slashed at work between 1700-0030 hours the prior night. The victim's boyfriend, who also works at McDonald's, believed that the unknown subjects had possibly slashed the victim's tire due to a verbal altercation he had on his ten-minute break at the McDonald's where the subjects had seen him get in his gf's vehicle. Both the victim and her boyfriend are trying to retrieve surveillance video from their manager. Follow-up handled by patrol.

1816 VAN Carp / Reynolds(CARP)

Two vehicles were involved in a traffic collision on Carpinteria Avenue near the Reynolds offramp. All vehicle occupants were cleared by AMR/ Fire at the scene. Only one vehicle had to be towed away from the scene. Both parties exchanged information and a TC report was authored.

2305 Narc 4400 Blk Carp Ave (CARP)

During a report of a vehicle parked in a red zone, the vehicle was found to be occupied. While contacting the driver, a folded dollar bill was observed in the center console. He admitted the bill contained meth, which was confirmed. He was cited for possession of a controlled substance and given a parking ticket for being in a red zone.

Monday, 08-03-2026

City of Carpinteria

0708 CMC 8.20.020 1114 Casitas Pass (CARP)

[redacted] was observed sleeping with a blanket and various personal items around her, in front of the old IHOP. Subsequently, she was issued a citation.

0749 496(A)PC Et. Al 1002 Casitas Pass Road

[redacted] was contacted and discovered to be on active county probation. A search of [redacted]'s property was conducted, and a used glass pipe was found along with four articles of clothing with security tags still attached. [redacted] was arrested for violations of 11364(A)H&S, 496(A)PC and 1203.2(A)PC. He was transported and booked into SBJ. Probation Officer was contacted.

1109 015F 5885 Carpinteria Avenue (CARP)

A bike had been reported to be leaning against the post in front of T Time for three days. I spoke with an employee at T Time, and he did not know who it belonged to. I collected the bike and booked it at the Carpinteria Station for safekeeping.

1127 065 850 Linden Avenue (CARP)

The suspect, [redacted], was contacted by deputies and found to have an active warrant for misdemeanor offenses. He was arrested and booked into Santa Barbara County Jail.

Tuesday, 08-04-2026

City of Carpinteria

0730 8.20.020-CMC 1114 Casitas Pass Road

Deputies observed subject, [redacted], sleeping in front of the old IHOP on Casitas Pass Road. [redacted] was contacted and informed of the illegal camping municipal code for Carpinteria. [redacted] had a stroller with various items in it, as well as sleeping blankets. [redacted] was issued a citation for being in violation of 8.20.020-CMC-illegal camping.

2221 29800/30305/11378. Linden/Alvarado (CARP)

While working Carp OT patrol, Deputy Hernandez conducted a traffic enforcement stop in the area of Linden and Alvarado. During the investigation a meth bong was discovered inside the vehicle which then led to a probable cause search. This search yielded a loaded hand gun whose serial numbers were scratched off, 2 ounces of meth, 12 pre-packaged packets of suspected methamphetamine, ammunition, more baggies, a scale. The male suspect ([redacted] is a convicted felon prohibited from possessing gun and/or ammo). [redacted] was released to the medics and transported to the hospital, charges to be filed via complaint. [redacted] was also in the car and charged with similar offenses. Car was released to [redacted]'s family per his request.

Wednesday, 08-05-2026

City of Carpinteria

1225 INC 4410 Via Real (7-11)

"[redacted]" reported a vehicle (passenger side mirror) hit him in the left arm while reversing out of a parking stall at 7-11. Video footage obtained from 7-11, and it appeared as though "[redacted]" walked into the vehicle. [redacted] did not remain on scene, sounded HBD on the phone, and did not provide additional info needed for report. A TLO check on the phone number he called in on did not come back to a [redacted].

1515 647(f)PC/148PC 5420 Carpinteria Ave

Multiple RPs called about a woman disturbing and threatening passersby near US Bank. Subject, [redacted], contacted inside American Indian Health Services Clinic and found to be intoxicated. She was arrested and booked at SBJ.

Thursday, 08-06-2026

City of Carpinteria

0647 415D 1200 Blk Craven Ln

Deputies responded to a reporting party who called 911 because her friend was banging on the door and she wanted him to leave. When Deputies arrived, she stated he struck her, then changed her story several times. He later stated she bit him while he was trying to prevent her from self-harm. No one wanted prosecution and he left the residence.

1805 602, 148, 243(b) 4100 Blk Via Real

Sandyland Reef Inn staff called to report an aggressive female guest disturbing at the motel and wanted her removed. When deputies approached, the intoxicated female, [redacted], and a male, [redacted], refused commands to stop, went into a room and closed the door behind them, then closed the curtains. Motel staff wanted both to be evicted and were waiting to then provide deputies with a key. They refused repeated commands to open, so deputies opened the door with the key, but the security latch was engaged, which they would not open. Instead, they pushed the door shut against the deputy's foot, so he moved it and allowed the door to close. The door was reopened with the key, and they again pushed against the door, so this time it was kicked in. Both [redacted] and [redacted] were then taken into custody and booked at SBCJ.

Friday, 08-07-2026

City of Carpinteria

0714 459 /11364 5585 Carp Ave. (Casa Del Sol)

[redacted] unlawfully entered a vacant Motel Room through the bathroom window and remained in the bathroom with the door locked. Motel Staff found her in the bathroom while staff were conduction a maintenance evaluation of the room. [redacted] refused to leave and was ultimately arrested by responding deputies. [redacted] was also in possession of a glass pipe containing suspected methamphetamine inside.

Saturday, 08-08-2026

City of Carpinteria

0851 5150 Carp State Beach (Ash/Sandyland)

Earlier in the morning, Deputies responded for a 415-noise complaint at 4700 Blk Ninth St. The disturbing party was yelling and breaking things at the location. The subject quieted down when asked by deputies and his mother arrived to calm him down further. She later called and said they were at the beach, and he was now making suicidal statements. Deputies arrived and detained him, with some minor struggle. CIT3 arrived and placed him on a 5150.

Commander's Recap
Coastal Patrol Bureau

August 9, 2026 – August 15, 2026

Sunday 08-09-2026

City of Carpinteria

1027 065 451 Linden Avenue

The suspect, [redacted], was known to have 4 active misdemeanor warrants for her arrest. [redacted] was seen sitting on a bench at the above location. [redacted] was arrested and transported to SBJ without further incident.

1433 005 1400 Blk Eucalyptus Street

Deputies responded for a keep to peace. The reporting party and her husband are going through a divorce. While on scene both parties had made mention of history of domestic battery. I gave both parties my card with a case number. Report to follow.

2106 VAI 5700 Blk Via Real (CARP)

Deputies responded to the above location for a vehicle accident. Driver 1 was distracted by her cellphone and rear-ended Driver 2 at the stop sign at the intersection of Via Real and Via Linda. Information was exchanged, and Driver 2 was transported to the hospital by AMR after she complained of neck and back pain. Documentation only, incident report.

Monday, 08-10-2026

City of Carpinteria

0650 CMC 8.20 Linden/Sandyland RD (CARP)

[redacted] was observed sleeping/camping in public. [redacted] has already been advised of the municipal code. Subsequently [redacted] was issued a citation.

1836 PC 245 6100 Blk Carpinteria Ave (CARP)

Ventura County Sheriff's Dispatch called to advise that victim was at Ventura County Medical Center for treatment after he was assaulted by an unknown suspect near the above location with a golf club. The hospital was contacted and relayed to deputies that the victim did not want to speak with law enforcement and didn't desire documentation or prosecution. The victim sustained a laceration to his ear, and scratches on his forearm from the assault. Incident documented, victim requests no prosecution.

Tuesday, 08-11-2026

City of Carpinteria

1527 Warrant Santa Ynez / Via Real (CARP)

[redacted] was contacted when observed standing outside a p/u truck parked next to a red curb and fire hydrant. A records check of [redacted] came back with an outstanding

warrant. [redacted] was arrested for the warrant. While being searched incident to arrest, [redacted] had a Sabre pepper spray container in his left pants pocket. [redacted] was in violation of his probation for 22810(a) PC – Unlawful possession of pepper spray.

Wednesday, 08-12-2026

City of Carpinteria

0306 CMC 08.20.020 1023 Casitas Pass (CARP)

[redacted] was contacted in the breezeway next to the above location, after he was observed sleeping/camping in public. [redacted] has already been advised of the municipal code, provided with resources and had been issued a citation in the past. Subsequently [redacted] was issued a citation.

2200 23152(a)/(b),21460(a),22108 Linden Av/Fifth St (CARP)

While traveling northbound on Linden Avenue, I observed a light-colored vehicle cross over the double yellow lines (21460(a)VC) on two occasions and fail to signal within 100 feet (22108 VC) before turning left onto Fifth Street. I conducted a traffic stop and contacted the driver, identified as [redacted]. During the contact, [redacted] displayed objective signs and symptoms of alcohol intoxication. I conducted a DUI investigation, including Standardized Field Sobriety Tests (SFSTs). I determined he was driving under the influence of alcohol and arrested him for CVC 23152(a). [redacted] consented to a chemical breath test, which resulted in BAC readings of 0.14% and 0.13%. He was also arrested for CVC 23152(b).

0207 VAI Carpinteria Av/Maple Av (CARP)

Deputies were dispatched to a single vehicle rollover at the intersection of Carpinteria Av and Maple Av. Upon arrival at the scene, the vehicle, was found upside down with extensive front end damage. It appeared the vehicle had collided into a tree at a high rate of speed. Upon checking inside the vehicle there were no occupants, but there was blood visible on the street indicating the occupant(s) extricated themselves from the vehicle and were injured. Upon checking the surrounding area, no injured subjects were found. The R/O of the vehicle was addressed in Carpinteria. However, upon contacting the residents they stated the R/O had not lived there in years. The vehicle was removed by Loves Towing. Follow up to be conducted by patrol.

1030 664/487(b)(1)PC 6075 Casitas Pass Rd (Carp)

Unknown suspects attempted to steal 9 boxes of avocados from the "La Rosa de Castilla" orchard. The value of the avocados was more than $400. This was a violation of 664/487(b)(1) PC-Theft of farm products over $250. No suspect information is available. Frequent patrol of the area to be completed.

Thursday, 08-13-2026

City of Carpinteria

0822 459 4900 Blk Sawyer (Carp)

The RP called to follow up on a case taken by nightshift. The victim's home was tented for fumigation and unknown suspects attempted to break into the home while the poison was inside. Nothing was known taken, as the suspects did not appear to complete the burglary. Investigation ongoing.

Friday, 08-14-2026

City of Carpinteria

1240 372 PC (Public Nuisance) 1025 Casitas Pass Rd.

[redacted] was seen sleeping at a public lunch table with all of her belongings nearby. She was prohibiting the public from usage of the eating area. She has been warned on multiple prior occasions for the same behavior. A court date was set for 09/23/26, the same court date for her other violations.

2005 11550(a)HS,11350(a)HS 500 Blk Foothill Rd

I contacted [redacted] and [redacted] at the residence in Carpinteria regarding illegal camping. [redacted] stated he was on probation and consented to a search of his person and property. [redacted] displayed signs consistent with controlled substance use, including dilated pupils that did not react to light. [redacted] displayed signs consistent with controlled substance use, including an extremely elevated pulse and pinpoint, non-reactive pupils. During the investigation, suspected narcotics were located inside [redacted]'s backpack. [redacted] stated a gray bag within her backpack belonged to [redacted]. [redacted] initially denied knowledge of the bag but later admitted at Sheriff's Headquarters that the gray bag belonged to him and took ownership of it. Additional suspected narcotics were located with [redacted]'s wallet and driver's license. Both [redacted] and [redacted] consented to controlled substance influence evaluations and provided urine samples. Based on the investigation, both were arrested for HS 11350(a) and HS 11550(a).

Saturday, 08-15-2026

City of Carpinteria

1330 647(f) 5th/Linden Ave (Carp)

Deputies responded to a female urinating outside and taking off her clothing on the 500 block of Linden Ave. She was found intoxicated and laying on the RR tracks near 5th and Linden. She was arrested for 647(f) and transported to jail.

1200 372 PC Vallecito/Carpinteria Av (CARP)

[redacted] caused 3 calls for service in less than 24 hours regarding her illegal camping and littering. She left food out in the open attracting bugs and making a city bench unusable and partially blocking a sidewalk with property. She was unable to be located once her actions were deemed to be a public nuisance. Case sent to DA.

1740 005 1000 Blk Casitas Pass Rd (Carp)

Reporting party requested documentation for a civil issue between her late brother and his landlord. An incident report was authored.

1816 594(B)(2)(A) PC. 4400 Blk El Carro Ln (Carp)

The victim requested documentation for a water bottle that was thrown at his house and a small crack on the windshield of his vehicle. He located a small rock resting on his windshield wiper that he believed was thrown at his vehicle and caused the small crack, in violation of 594(B)(2)(A) PC. The victim believes it is a group of teenage boys that is responsible for throwing objects at his house and vehicle. There was a prior documenting other objects being thrown at his house.

Commander's Recap
Coastal Patrol Bureau

August 16, 2026 – August 22, 2026

Sunday 08-16-2026

City of Carpinteria

1513 TRAFF 8th St / Linden Ave

The suspect was seen driving through a red light, violation of CVC 21453(a). A traffic enforcement was conducted, and the suspect was found to lack several required documents to operate a motor vehicle. The suspect was issued a citation for violations of CVC 21453(a), 12500(a), 16028(a), and 4000(a)(1). The suspect signed the citation in my presence and was released at the scene. The vehicle was towed pursuant to CVC 22651(P).

2036 TRAFF Carpinteria Ave / Maple

A traffic enforcement stop was conducted for displaying an illegible/ unproperly maintained rear license plate, a violation of CVC 5201(a). The driver was also found to be driving without a driver's license, a violation of CVC 12500(a). The driver was cited for the violations, and his vehicle was removed from the scene by a licensed driver.

Monday, 08-17-2026

City of Carpinteria

2200 530.5/470/496 4900 Blk Malibu Dr

While serving a warrant for [redacted], deputies discovered known stolen property and fraudulent checks during a subsequent probation search. Follow up to be conducted.

Tuesday, 08-18-2026

City of Carpinteria

0905 022 1400 Blk Eucalyptus St

The suspect was sound asleep with a white Modelo can in his hand. He was found to not be 647F and was issued a citation for CMC open container.

2332 11350(a) HS HWY 101/Santa Monica Offramp

A traffic stop was conducted and the driver of the vehicle admitted to having a small amount of cocaine. The cocaine was seized and the driver was issued a citation for 11350(a) HS.

Wednesday, 08-19-2026

City of Carpinteria

2005 182, 20002, 148, 4462.5 5096 Carp Ave

A 20002 occurred at American Supreme Gas. A witness called to report this, and while they were on the phone with 911, the vehicle returned to exchange info with the other party. During the investigation, the person who returned, [redacted], admitted that someone else

had actually been driving the vehicle. The vehicle fled, turned down Walnut Ave, the driver got out and left, and [redacted] returned to the scene to exchange info as if he were the driver. [redacted] was arrested for 182 PC and 148 PC. The truck [redacted] returned in was registered to someone else and had false reg tabs and a PNO on file. The driver's identity was unconfirmed at this time. The plate was confiscated as evidence and truck towed.

Commander's Recap
Coastal Patrol Bureau

August 23, 2026 – August 29, 2026

Sunday 08-23-2026

City of Carpinteria

1022 065 4700 Blk Carp Ave (CARP)

[redacted] was contacted and arrested for his misdemeanor warrant.

1256 PC 646.9 1300 Blk Trieste Lane

In late May of this year, the subject began contacting his neighbor/victim. In summary, these contacts led the victim to make significant lifestyle changes, such as installing cameras and being afraid to go on her walks outside for fear of encountering the subject.

1651 Narcan Deployment 1500 Blk Linden Ave

Deputies responded with Fire and Medics to assist on a reported overdose inside a vehicle on the side of the road. Deputy Centeno was first on scene and found the unresponsive subject in the front passenger seat. The subject was not breathing and had a faint pulse. Deputy Centeno ascertained the subject had likely overdosed on fentanyl and deployed a dose of Narcan which had the desired effect. Shortly thereafter, the subject started breathing again right as Fire and AMR arrived on scene. The subject recovered yet refused transport to the hospital. Medics left the subject in the care of the RP with the consent of the on-duty ER physician.

Monday, 08-24-2026

City of Carpinteria

1509 PC 647(f) 1000 Casitas Pass RD

During a call for service, [redacted] was found to be publicly intoxicated and made threats to the bus driver. [redacted] also delayed my investigation by not providing his name until we arrived at the jail.

1701 019 1000 Blk Casitas Pass Rd

The RP received a second handwritten letter on her vehicle windshield from subject. In the first letter that she found on 8/12, the subject said he had a crush on the RP for about a year and had been watching her. He identified that the RP lived alone and did not have a male partner. The second letter that she found today was the subject apologizing for how he may have come off in the initial letter. Prop management was notified and said the subject does not live at the complex. The subject's now deceased brother used to be a maintenance worker and was a tenant at the complex. The subject came to Carp to live with brother and be his caretaker. At this time, it is unknown where the subject is staying but he is not a tenant at Shepard Place.

1939 INC 1000 Blk Casitas Pass Rd (CARP)

Reporting party stated a female subject entered the CVS in Carpinteria and may have taken items from the store. The reporting party was uncertain if a shoplifting occurred but recognized the female subjects from prior shoplifting incidents. Incident only.

2024 Stolen vehicle recovered 1300 Blk Linhere Dr(CARP)

RP called to report a suspicious vehicle that was parked in front of his house, and a female exited the vehicle and put a car cover over it. RP thought it was suspicious and said the female that exited the vehicle did not live in the area. He sent me a video of the female and included the plate of the vehicle. I ran the vehicle and it came back stolen out of Simi Valley. The RO of the vehicle sent his friend and girlfriend to pick it up and drive it back for him since he was out of town on business. When the girlfriend and friend arrived, I showed them the video, and they immediately identified the female. Additional follow up to be handled by patrol for additional charges against the female.

Wednesday, 08-26-2026

City of Carpinteria

0033 451(c) Carpinteria Creek

The subject lit a fire in his underground transient encampment to smoke out a rodent inside. The fire got out of control, fully engulfing his encampment, and started spreading to the nearby vegetation. E61 responded and was unable to extinguish the flames with a full truck of water, therefore E62 responded to assist. Report forwarded to DA for complaint review.

Thursday, 08-27-2026

City of Carpinteria

0730 10851VC 100 Blk Ash Rd(CARP)

Deputies responded to an attempt to contact the owner of a vehicle to find out if they knew where their vehicle was. Ventura Sheriff's called stating they had it stopped near Lake Casitas. Owner contacted confirmed stolen and stolen vehicle report taken. Info passed along to VSO owner put into contact with VSO.

2305 288(a) PC, 287(b)(1) PC Carpinteria Ave (Carp)

A report authored by the Stockton Unified School District Police was forwarded to us regarding the above alleged crimes that occurred in Carpinteria several years ago. The report was forwarded to detectives.

Friday, 08-28-2026

City of Carpinteria

1239 PC 594(b)(1) 4200 Blk Carpinteria Ave (Carp)

RP reported mailboxes were vandalized on 08-17-26 with damages costing approximately $9,857.41 in repairs, a violation of PC 594(b)(1). Case suspended pending further leads.

Saturday, 08-29-2026

City of Carpinteria

1958 23152(a/b) 800 Blk Linden Ave

Deputies contacted [redacted] who was driving her vehicle when she crashed into the wall of a building. After SFST's, [redacted] was arrested for DUI and submitted to a breath test. [redacted] was

booked for violation of sections 23152(a/b) VC. The vehicle was released to the registered owner, [redacted]'s father, at the scene.

2209 647(f) PC 4400 Blk Carpinteria Ave (CARP)

Deputies responded to a call for a family disturbance. Deputies met all the parties involved out on the street in front of their residence. The subject causing a disturbance, [redacted], was found to be intoxicated to the point he was unable to care for himself. He was arrested for 647(f) PC and booked into SBJ.

Commander's Recap
Coastal Patrol Bureau

August 30, 2026 – September 5, 2026

Sunday 08-30-2026

City of Carpinteria

0755 10851 5500 Blk Cameo Rd (Carp)

The victim left the truck's key fob inside his truck, which was parked in the driveway of his residence, and an unknown suspect stole it sometime during the night. The truck contained some of the victim's construction tools.

At about 1258 hours, an RP reported a suspicious vehicle parked on Lomita Lane with the windows down – it was the stolen truck. The victim responded and took possession of the truck. The keys and tools were not recovered.

1047 PC 488 5200 Blk El Caro Lane

The reporting party reported her vehicle keys along with other various keys had been stolen out of her vehicle. The estimated value of the keys was $500.00. No suspect information currently.

1258 INC Lomita Lane/ Via Real

While handling an unrelated call for service, a neighbor from Lomita Lane handed me used meth pipes and unused syringes which she claimed to belong to her ex-boyfriend and demanded we arrest him. The paraphernalia were disposed of in a sharps container.

Monday, 08-31-2026

City of Carpinteria

0026 hrs 459 PC 1036 Casitas Pass Rd

Deputies responded to an alarm activation at CVS in Carpinteria. Two subjects were seen on security footage attempting to get into the rear storage room door with a crowbar. Shortly after arrival, deputies detained [redacted], who was riding his bike towards CVS and matched the description of one of the subjects. While [redacted] was being interviewed, other deputies checked the immediate area for additional subjects and discovered an open door to the rear of Fantastic Sam's. A search was conducted of Fantastic Sam's, the door was secured, and a voicemail message was left for the party responsible.

CVS's responsible party responded out and was able to provide deputies with the store's security camera footage. The footage showed two unidentified subjects pry open the rear storage door, then showed [redacted] joining the two unidentified subjects. [redacted] walked into the storage room and took a bottle of detergent. [redacted] identified one of the subjects. [redacted] was arrested for Burglary, Conspiracy, Possession of Stolen Property, and Health and Safety Code violations discovered during a search. While [redacted] was being booked into

SBJ, deputies conducted an area check for identified subjects and the other unidentified subject but were unsuccessful. Follow-up will be handled by patrol.

1402 hrs 459 PC 5100 Blk Cottage Dr. (Carp)

Residential burg: Sometime between 1200 to 1400 hours, an unknown suspect entered through an open window on the right side of the home. The suspect stole a safe with jewelry, about four purses. There was no surveillance footage from the victim's home or adjacent neighbors across the street. A church located behind the residence had surveillance but was only able to see a blurred image of the subject's head from the fence line. We are currently waiting for surveillance footage from a home on a street facing directly towards the burglarized residence on Cottage Dr.

2049 PC12500(a)(1) Aragon Dr/Santa Ynez Ave (CARP)

Deputies contacted the subject after he was seen blocking traffic due to a disabled vehicle. Deputies assisted in moving the vehicle. After running his information through dispatch, deputies were notified he had an expired driver's license. He was cited and released.

2200 Abandoned Property Carp Ave/Carp Creek

During a patrol of the creek, located abandoned property consisting of scrap metal fashioned into weapons and potential burglary tools. Booked for destruction at Carp station.

Tuesday, 09-01-2026

City of Carpinteria

1440 VAN Fifth Street/Elm Ave (CARP)

Driver 1 was driving his vehicle approximately two miles per hour in the Amtrak parking lot. They were traveling westbound to park in the shade. Driver 1 was blinded by the sunlight and struck a parked car's bumper, causing minor damage. The owner of the damaged parked car was also the reporting party. Both parties exchanged information, and a report will be written because Driver 1's registration has been expired since 2021 and is also suspended.

2353 NARC 3600 Blk Via Real (CARP)

[redacted] contacted at McCormix Gas Station after he was observed charging his e-bike battery. During the contact, [redacted] admitted to being in possession of narcotics. A consent search was done which revealed suspected methamphetamine and meth pipe. [redacted] was arrested and transported to SBJ without incident.

Wednesday, 09-02-2026

City of Carpinteria

0023 CMC 8.20.020 Carpinteria Ave / Walnut (Carp)

[redacted] was found sleeping on the sidewalk near a public bench. [redacted] was inside a sleeping bag with all her personal belongings next to her. [redacted] was cited for the violation of CMC 8.20.020 and she signed without incident.

Thursday, 09-03-2026

City of Carpinteria

1202 10851 VC 5700 Blk Villa Real

The reporting party reported that her vehicle was stolen from her carport. Her car was left unlocked with the windows down and the keys inside. No suspect information.

1634 488 5700 Blk Villa Real

The reporting party reported that she left her car unlocked and her purse was stolen with cash, 5 credit cards, DL, and her debit card inside. The unknown suspect(s) made two transactions using one of her visa cards.

Friday, 09-04-2026

City of Carpinteria

1032 460D PC 400 Blk Sea View Rd

The reporting party was called to make a report that he was a victim of a cyber-attack that resulted in him losing an amount in Crypto currency.

1050 hrs 21310 PC 1117 Casitas Pass Rd

[redacted] was contacted at the above address, where he was discovered to have a knife sheathed on his belt. The knife was not retained and was completely concealed by [redacted]'s shirt. [redacted] was arrested for 21310 PC.

Saturday, 09-05-2026

City of Carpinteria

1030 518 PC 5400 8th Street

Deputies conducted follow up on an allegation that a domestic violence suspect made. Deputies learned that [redacted] had extorted his wife who he is currently separated. Deputies were provided with video evidence to support the extortion and [redacted] was arrested.

CARPINTERIA LIBRARY BOARD OF TRUSTEES
5775 Carpinteria Avenue
Carpinteria, CA 93013

REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 14, 2026
5:30 P.M.

---

1. Call to order and roll call.

2. Confirmation of legal noticing and procedural requirements of meeting.

3. Public Comment – This is the time for public comments on matters not otherwise on the agenda but within the subject matter of the Carpinteria Library Board of Trustees.

4. Approval of minutes of the regular meeting held July 13, 2026.

5. Carpinteria Community Library Monthly Report – September 2026.

   Recommendation: Receive and file the report.

6. New Business & Discussion.

7. Adjournment.

The Carpinteria Library Board of Trustees agenda and any associated staff reports will be available on Thursday, September 10, 2026 on the City's Website: https://carpinteriaca.gov/city-hall/agendas-meetings/. The Carpinteria Library Board of Trustees agenda and staff reports are part of the City Council agenda for its regular meeting of September 14, 2026. Please see "TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES." Details and procedures on how to provide public comment and participate in the meeting through telephonic means are available on the posted City Council agenda at https://carpinteriaca.gov/city-hall/agendas-meetings/.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Brian Barrett, City Clerk at brianb@carpinteriaca.gov or (805) 755-4403. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting. This agenda was posted on Thursday, September 10, 2026, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

CARPINTERIA LIBRARY BOARD OF TRUSTEES
5775 Carpinteria Avenue
Carpinteria, CA 93013

REGULAR MEETING MINUTES
MONDAY, JULY 13, 2026

---

1. Call to order and roll call.

President Alarcon called the meeting to order at 6:07 pm.

Boardmembers present:	Boardmember Al Clark Boardmember Julia Mayer Boardmember Wade T. Nomura Vice President Mónica J. Solórzano President Natalia Alarcon
Staff members present:	Michael Ramirez, Chief Executive Officer Jena Shoaf Acos, Legal Counsel Eric Castro, City Librarian Brian C. Barrett, Secretary

2. Confirmation of legal noticing and procedural requirements of meeting.

   Secretary Barrett acknowledged that all legal noticing and procedural requirements have been met.

3. Public Comment

   There was no public comment.

4. Approval of minutes of the regular meeting held June 8, 2026.

   There was no public comment.

   Motion by Boardmember Mayer, seconded by Boardmember Nomura, to approve the minutes of the regular meeting held June 8, 2026. Upon voice vote, the motion carried unanimously.

5. Carpinteria Community Library Monthly Report – July 2026.

   Recommendation: Receive and file the report.

City Librarian Castro presented the staff report.

There was no public comment.

Motion by Vice President Solórzano, seconded by Boardmember Nomura, to receive and file the report. Upon voice vote, the motion carried unanimously.

6. New Business & Discussion.

There was no new business nor discussion.

7. Adjournment.

President Alarcon adjourned the meeting at 6:20 pm.

_____
Brian C. Barrett, MMC, CPMC, Secretary

City of Carpinteria

LIBRARY BOARD OF TRUSTEES AGENDA STAFF REPORT
September 14, 2026

ITEM FOR LIBRARY BOARD OF TRUSTEES CONSIDERATION

Carpinteria Community Library Monthly Report – September 2026

STAFF RECOMMENDATION

Receive and file the report.

Sample Motion: I move to receive and file the Carpinteria Community Library report.

BACKGROUND

The Carpinteria Community Library was established by Ordinance No. 747 on June 14, 2021, and codified in Chapter 2.38 of the Carpinteria Municipal Code. That ordinance also established a Library Board of Trustees, which is required to meet at least once per month.

The purpose of this agenda item is to provide the Library Board of Trustees an update on the Library's programs, outreach efforts, operations, and staff changes, if any.

DISCUSSION

Program and Collection Updates:

During July and August 2026, the Library continued to provide a diverse range of educational, recreational, cultural, and community programs for children, teens, adults, and families.

July Programs

July 1 – Science Heroes

The Library continued its summer programming with *Science Heroes*, an interactive program that introduced children and families to scientific concepts through hands-on experiments involving pressure, energy, physical and chemical changes, polymers, and the laws of motion.

July 6, 13, 20, and 27 – Summer Movie Series

The Library offered family-friendly movies every Monday in July, including *Penguins of Madagascar*, *Cats & Dogs*, *Cars 2*, and *Pokémon Detective Pikachu*. The series provided free entertainment for children and families during the summer.

July 11 – Laser Event

The Library welcomed Katelyn Carano, also known as "KitKat," for an interactive performance combining flexibility, physical dexterity, and a laser-beam obstacle challenge inspired by secret-agent adventures.

July 15 – MOXI Museum at the Library

Educators from MOXI, The Wolf Museum of Exploration + Innovation, presented a hands-on STEAM program encouraging children and families to explore, experiment, and learn through play.

July 17 – Geometry Dash Tournament

The Library hosted a Geometry Dash gaming tournament for teens and young adults, providing an opportunity for participants to compete in a friendly and engaging environment.

July 22–25 – Escape Room Week
The Library transformed into an interactive escape room, challenging participants to work collaboratively, solve clues, and complete a series of challenges throughout the week.

July 31 – Summer Reading Finale: Bubble Guy Party

The Library celebrated the conclusion of the **License to Read** Summer Reading Program with a Bubble Guy performance, snow cones, and music. The event brought together families and participants to celebrate their summer reading accomplishments.

Overall, the Library saw more than double the participation in Summer Reading programs compared with last year, with a total of 635 attendees across this year's Summer Reading events. The strong participation reflects the community's enthusiasm for the program and the success of the Library's expanded summer programming.

August Programs

August 7 – Teen Advisory Board

The Library began a new Teen Advisory Board session running from August through December. Meetings are held every other Friday and provide teens with opportunities to

share ideas, help develop Library services and programs, volunteer, and contribute to Library social media content.

August 15 – Zine Workshop

Participants created their own mini magazines, or “zines,” using collage, drawing, poetry, comics, and other forms of creative expression. The Library provided all necessary materials.

August 20 – Wild Things Talk: Native Frogs and Toads

Tevin Schmitt, Watershed Scientist with the Wishtoyo Chumash Foundation, presented a program about native frogs and toads. Participants learned about local species, specialized habitats, endangered species, and efforts to protect native amphibians and their ecosystems.

August 28 – Family Movie Night

The Library hosted a Family Movie Night featuring *Sheep Detectives* as part of its monthly movie series, which will continue through the remainder of the year.

July–August – Beach Bingo

The Library once again offered Beach Bingo, led by volunteers Lisa Guravitz and Fred Shaw. The event continued to be well attended and popular with the Carpinteria community.

Ongoing Library Programs

The Library continued to offer a variety of recurring educational, recreational, and community programs, including: English Conversation Group, Preschool Storytime, Carp Writers Group, Songwriters Workshop, Babies Are the Best, Carp Knitters Group, Dementia Caregivers Support Group, Carpinteria Birdwatchers Group, Dungeons & Dragons Playtime, and Friday Fun sessions.

Additional information about upcoming programs and events is available on the Library's online events calendar at:

https://carpinterialibrary.org/events/month/.

Library Outreach:

July 25 – Carp Chalk Walk

Community Engagement Librarian Terra Furuta participated in the Carp Chalk Walk, creating artwork representing the Library and celebrating nature and reading.

Approximately 200 community members attended the event and celebrated the success of the 2026 Summer Reading Program with the Library.

Partnerships and Grants:

Santa Barbara City College (SBCC)

The Library continues its partnership with Santa Barbara City College to offer free adult education classes during the Fall 2026 semester. Two bilingual computer classes, *Microsoft Excel Fundamentals* and *Introduction to Computers*, reached full enrollment before the first day of class. In addition, the Library is offering an English as a Second Language (ESL) class, *Pronunciation and Conversation,* for the first time, with 10 students enrolled at the time of this report.

These classes expand access to educational and workforce-related skills while providing convenient learning opportunities for Carpinteria residents.

Mexican Consulate

As part of the Library's ongoing efforts to support the local immigrant community, the Library coordinated with the Mexican Consulate to offer two special documentation service days on August 8 and 11. During these events, 50 local Mexican nationals received assistance obtaining essential documents, including Mexican birth certificates, identification cards, and passports.

Demand for the service was significant, with requests received from residents throughout Santa Barbara and Ventura counties. Due to the 50-person participation limit established by the Mexican Consulate, priority was given to Carpinteria residents. The strong community response resulted in a waiting list of 52 Carpinteria residents interested in participating in a future documentation services event. The Library will continue exploring opportunities to partner with the Mexican Consulate to offer additional services in Carpinteria.

California State Library – HomeworkCA

The Library was awarded access to HomeworkCA, a statewide program offered through a partnership between the California State Library and Tutor.com. The service provides free online tutoring and homework assistance to school-age Carpinteria residents.

HomeworkCA will replace the Library's previous paid subscription to HomeworkHelp, resulting in savings that will help the Library respond to current budget reductions while continuing to provide students and families with access to high-quality academic support.

The Library's selection to participate in HomeworkCA reflects its successful participation in California State Library initiatives and evaluation efforts during the previous fiscal year, including *Every Story Counts* and other Public Library surveys. The Library received strong

community feedback and positive participation results, demonstrating the value and impact of its services.
For more information and access to HomeworkCA, visit the Library's Homework Help webpage:
https://carpinterialibrary.org/resources/homework-help/

Staff Updates:

City Librarian: The City Librarian will be on vacation from September 1-15, 2026.

Quarterly Library Staff Meeting: The Library held its quarterly staff meeting on August 19. The meeting provided an opportunity for the entire team to review current operations, discuss ongoing projects, and prepare for upcoming activities and priorities.

Part-time Library Technician Recruitment**:** Sophia Rose, a Carpinteria resident, has joined the Library as a part-time Library Technician. In addition to her regular Library Technician responsibilities, Sophia will lead the *Babies Are the Best* program, where babies and their parents can participate in music, movement, and social activities. Her background in music and performance will support the continued development of this popular early-literacy program.

POLICY CONSISTENCY

The Library programs and resources are consistent with the actions of the City Council concerning the establishment of a municipal library.

FINANCIAL CONSIDERATIONS

All resources and activities are budgeted in the FY2025-2026 Library budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

As determined necessary and appropriate, staff consults with the City Attorney's Office and risk managers of its insurance entity, the California Joint Powers Insurance Authority, in order to ensure compliance with legal requirements and best practices.

OPTIONS

1. Receive and file.
2. Direct staff as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

None

ATTACHMENTS

None

Staff contact:
Eric Castro, City Librarian
(805) 684-4314, ericc@carpinteriaca.gov

Signature

Staff contact: Jeanette Gant, Director of Parks, Recreation and Community Services
(805) 755-4449, jeanetteg@carpinteriaca.gov

Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov

Signature

AGENDA ITEM NO. 7

This item will be available by Friday, September 11, 2026.

City of Carpinteria
City Council Regular Meeting Agenda
Monday, August 24, 2026
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

4:00 p.m. Closed Session - 5:30 p.m. Regular Meeting
In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 4:03 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Councilmembers absent:	Councilmember Julia Mayer	(District No. 3)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Ryan Kintz, Assistant City Manager	
	Brian C. Barrett, City Clerk	

PUBLIC COMMENT ON CLOSED SESSION MATTERS

There was no public comment.

CLOSED SESSION MATTERS

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

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   Government Code section 54956.9(d)(1)
   Name of case: Carpinteria Group LLC vs The City of Carpinteria (Case No. 26CV0132)

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code section 54956.9(d)(1)
Name of case: Carpinteria Group LLC vs Frontier California, Inc.; Blu Croix LTD; The City of Carpinteria (Case No. 26CV03680)

Legal Counsel Acos read aloud the Closed Session titles into the record.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned to Closed Session at 4:04 pm.

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:40 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark (Arrived at 5:45 pm)	(District No. 5)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Councilmembers absent:	Councilmember Julia Mayer	(District No. 3)

Staff members present:
Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Jena Jenkins, Senior Program Coordinator
Jeanette Gant, Parks, Recreation & Community Services Director
Nick Bobroff, Community Development Director
DeLayni Millar, Environmental Program Manager
Mindy Fogg, Principal Planner

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session Items, but that the Council would like to continue one of the items under anticipated litigation to after the regular meeting. Mayor Alarcon noted that the Council would hear this under the upcoming Agenda Modifications section of the agenda.

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS:

There was consensus of the Council (Councilmembers Clark and Mayer absent) to continue one of the Closed Session items under anticipated litigation to after the regular meeting.

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

4. Retirement Recognition for Michael Hickey, Part-Time Crossing Guard.

This item was postponed to the September 28th City Council meeting.

5. A Proclamation Recognizing and Celebrating the 50th Anniversary of the California Coastal Act. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Recognizing and Celebrating the 50th Anniversary of the California Coastal Act. Upon voice vote, the motion carried unanimously with Councilmembers Clark and Mayer absent. Councilmember Clark arrived at 5:45 pm.

Jacqueline Phelps, District Supervisor, representing the California Coastal Commission provided remarks. Mayor Alarcon and the Council presented the proclamation to Ms. Phelps.

6. A Proclamation Honoring the Lynda Fairly Carpinteria Arts Center's 25th Anniversary (2001-2026). *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

Vice Mayor Solórzano recused herself from this item due to being on the Board of Directors of the Lynda Fairly Carpinteria Arts Center and left the Council Chambers at 5:51 pm.

There was no public comment.

Motion by Councilmember Nomura, seconded by Mayor Alarcon, to approve the Proclamation Honoring the Lynda Fairly Carpinteria Arts Center's 25th Anniversary (2001-2026). Upon voice vote, the motion carried unanimously with Councilmember Mayer and Vice Mayor Solórzano absent.

Kristina Calkins, Executive Director of the Lynda Fairly Carpinteria Arts Center provided remarks. Mayor Alarcon and the Council presented the proclamation to Ms. Calkins.

Vice Mayor Solórzano returned to the dais at 5:57 pm.

7. A Proclamation Designating August 21, 2026, as Senior Citizens Day in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to approve the Proclamation Designating August 21, 2026, as Senior Citizens Day in the City of Carpinteria. Upon voice vote, the motion carried unanimously with Councilmember Mayer absent.

Senior Program Coordinator Jenkins and Rozalyn Kohute provided remarks. Mayor Alarcon and the Council presented the proclamation to Mses. Jenkins and Kohute.

8. Presentation by the Chrisman California Islands Center.

Taylor Viens, Executive Director of the Chrisman California Islands Center provided the PowerPoint presentation.

There was no verbal public comment

Documents distributed: Taylor Viens

9. Presentation of the Carpinteria Community Pool Fundraiser Kickoff.

Parks, Recreation & Community Services Director Gant presented the PowerPoint presentation.

There was no public comment.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS:

10. First District Supervisor's Report

Daisy Weber, District Director, on behalf of First District Supervisor Roy Lee, provided an update on the following:

- Cannabis Updates
- 2026/2027 Winter Storm “El Niño” Preparation
- Central Coast Community Energy (3CE) Financial Assistance
- Poetry Out Loud
- Upcoming Board of Supervisors Meetings
- Van Wingerden 1 and 2, Cravens Lane Project, and the Bailard Project

Speakers in-person: Karl Sonkin, Betty Jeppesen, James Nuckols, Tristine Rainer, Cindy Marcus, and Rogelio Delgado

Community Development Director Bobroff clarified what portions of the County’s Bailard Project would require City involvement.

CITY MANAGER’S REPORT

11. City Manager’s Report

a. City Employee Updates

Assistant City Manager Kintz reported on City recruitments.

b. Updates on Capital Improvement Projects

Assistant City Manager Kintz updated the Council on the Carpinteria High School Area Crosswalk Safety Improvements Project.

c. Updates on Development Applications

Community Development Director Bobroff reported on the Chevron Decommissioning Project, routine maintenance at the Carpinteria Salt Marsh, and mentioned that the Surfliner Inn Project and Proposed Final Environmental Impact Report (EIR) for the project are tentatively scheduled to be considered by the Carpinteria Planning Commission at a special meeting on September 21st at 7 pm in the Council Chambers.

City Manager Ramirez noted that there would be a State of the City &Town Hall meeting on August 31st at 4:45 pm at the Veterans Memorial Building which was not included in the written City Manager’s Report.

d. Other City/Community Updates

Environmental Program Manager Millar provided an update on the Living Shoreline Project.

Parks, Recreation & Community Services Director Gant reported on AgeWell, Community Garden, and Aquatics activities.

Speakers in-person: Alan Koch, Victor Garza,

Speakers via Zoom: Lisa Guravtiz and Andy Patrick

Community Development Director Bobroff and Principal Planner Fogg responded to comments regarding the date set for the Carpinteria Planning Commission's special meeting to consider the Surfliner Inn Proposed Final Environmental Impact Report (EIR).

PLANNING COMMISSION ACTIONS: NONE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Karl Sonkin, Alan Koch, Tristine Rainer, Betty Jeppesen, Cindy Marcus, and Rogelio Delgado

Documents distributed: Alan Koch, Amrita Salm, and Victor Garza

CONSENT CALENDAR:

Speakers in-person: Victor Garza (regarding Item Nos. 16 and 20)

There was Council consensus to pull Item No. 20 from the Consent Calendar.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 12 through 19 and pull Item No. 20 from the Consent Calendar and move to the Consideration of Any Items Removed from Consent Calendar and/or Other Agenda Items Requested To Be Advanced Section of the agenda to be heard. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	Councilmember Mayer
ABSTAIN	None

The motion carried unanimously with Councilmember Mayor absent.

12. Approve the minutes of the regular meeting held July 27, 2026 and the special meeting held July 28, 2026.

13. Receive and file the Warrant Register for the period of July 20, 2026 through August 14, 2026, pursuant to Carpinteria Municipal Code Section 2.08.150(F).

14. Receive and file the Report on Contracts Executed by the City Manager for the Period of July 7, 2026 through August 3, 2026.

15. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for June 2026.

16. Authorize the purchase of 30 standardized trash receptacles from Forms+Surfaces in an amount not-to-exceed $85,749.21. *(Requires a roll call vote.)*

17. Authorize the City Manager to execute an agreement with the County of Santa Barbara to participate in the Community Hazardous Waste Collection Program, providing household hazardous waste collection services to Carpinteria residents and qualifying businesses. *(Requires a roll call vote.)*

18. Authorize the City Manager to execute Amendment No. 1 to the Professional Services Agreement with Tripepi Smith Talent Solutions for strategic planning services, increasing the contract amount by $19,600, for a new total contract amount not to exceed $54,875. *(Requires a roll call vote.)*

19. Authorize the City Manager to execute Amendment No. 4 to the Agreement with Dudek to complete the CEQA documentation for the Rincon Multi-Use Trail Project in an amount not to exceed $23,918 for a total amended agreement amount of $252,818. *(Requires a roll call vote.)*

Mayor Alarcon recessed to a break at 8:01 pm and reconvened the meeting at 8:13 pm.

ADMINISTRATIVE MATTERS:

21. Consideration of Resolution No. 6491, Approving Appointments to the Community Development Block Grant Committee.

    Recommendation: Adopt Resolution No. 6491, approving appointments to the Community Development Block Grant Committee.

City Clerk Barrett provided the staff report.

Mayor Alarcon opened up comment from applicants. Applicants Carly Bass, Jean Maneke, Lois Mitchell, and Roz Kohute provided comments.

There was no public comment.

Since the number of applicants exceeded the number of open positions on the Community Development Block Grant Committee, Councilmembers ranked their top three candidates and City Clerk Barrett announced that the top three candidates, ranked first to last, were Carly Bass, Lois Mitchell, and Rosalyn Kohute.

Motion by Mayor Alarcon, seconded by Councilmember Clark, to adopt Resolution No. 6491, as read by title only, approving the appointments of Carly Bass and Lois Mitchell as at-large members and Rosalyn Kohute as the alternate at-large member to the Community Development Block Grant Committee. Upon voice vote, the motion carried unanimously with Councilmember Mayer absent.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED

20. Authorize the City Manager to execute an Agreement with Showscapes Inc. for Landscape Maintenance Services in an amount not to exceed $719,640.00. *(Requires a roll call vote.)*

The City Council previously pulled this item from the Consent Calendar.

Parks, Recreation & Community Services Director Gant presented the staff report.

Speakers via Zoom: Andy Patrick

Motion by Councilmember Nomura, seconded by Councilmember Clark, to authorize the City Manager to execute an Agreement with Showscapes Inc. for Landscape Maintenance Services in an amount not to exceed $719,640.00. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	Councilmember Mayer
ABSTAIN:	None

The motion carried unanimously with Councilmember Mayer absent.

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

22. Consideration of Resolution No. 6492 approving the City Council policy titled “Naming Policy.”

    Recommendation: Adopt Resolution No. 6492 approving the City Council policy titled “Naming Policy”.

Parks, Recreation & Community Services Director Gant provided the staff report.

Speakers via Zoom: Arturo Tello (comments pertained to Item No. 23)

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to adopt Resolution No. 6492 approving the Naming Policy. Upon voice vote, the motion carried unanimously with Councilmember Mayer absent.

23. Adopt Resolution No. 6493 naming City-owned property (APN 001-180-062) the Vera Bensen Bioswale.

    Recommendation: Consider the request to name City-owned property identified as APN 001-180-062 the “Vera Bensen Bioswale.”

Parks, Recreation & Community Services Director Gant presented the staff report and PowerPoint presentation.

Speakers in-person: Ted Rhodes

Speakers via Zoom: Susan Allen

Documents distributed: Jim Taylor

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6493, as read by title only, naming City-owned property identified as APN 001-180-062 the “Vera Bensen Bioswale.” Upon voice vote, the motion carried unanimously with Councilmember Mayer absent.

24. Consideration of Resolution No. 6494 approving a Citywide Sponsorship Policy.

    Recommendation: Adopt Resolution No. 6494 approving the City Council policy titled “Sponsorship Policy”.

Parks, Recreation & Community Services Director Gant provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6494 approving the Sponsorship Policy. Upon voice vote, the motion carried unanimously with Councilmember Mayer absent.

LEGISLATIVE UPDATE:

25. Legislative Update

Legal Counsel Acos reported on Assembly Bill 1751, Senate Bill 1117, and Senate Bill 1164 which the League of California Cities recommended opposing.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to direct the City Attorney to write letters of opposition against Assembly Bill 1751, Senate Bill 1117, and Senate Bill 1164. Upon voice vote, the motion carried unanimously with Councilmember Mayer absent. Legal Counsel Acos clarified that the City Attorney's Office works with the City Clerk in drafting such legislative letters to keep costs down.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on her attendance at the August 10th Public Engagement Committee meeting where the State of the City was discussed.

Councilmember Nomura reported on the August 20th Community Matters event which covered the Regional Housing Needs Allocation (RHNA) and Builder's Remedy. He also suggested that staff incorporate the identified strategic plan priorities more consistently into Council agendas to ensure these priorities receive regular attention and help staff focus their limited time and resources on high-priority work, rather than being pulled toward day-to-day tasks that don't align with the City's strategic priorities.

Mayor Alarcon recommended amending the existing policy to include avoiding scheduling public meetings on religious holidays. After a brief discussion, there was Council consensus to have staff continue exploring the issue potentially as part of a future strategic planning discussion in January or February of next year.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers present are expected to be in attendance at the September 14th regular City Council meeting.

CLOSED SESSION MATTER (continued from earlier in the meeting)

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

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned to Closed Session at 9:29 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened in Open Session at 10:08 pm with Councilmembers Clark and Nomura, Vice Mayor Solórzano, Mayor Alarcon, City Manager Ramirez, Legal Counsel Acos, Assistant City Manager Kintz, and Principal Planner Fogg present.

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the continuation of the Closed Session item.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:08 pm.

_____
Natalia Alarcon, Mayor

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting (State of the City & Town Hall)
Monday, August 31, 2026
Veterans Memorial Building, 941 Walnut Avenue, Carpinteria, CA 93013

In-Person Participation

CALL TO ORDER

Mayor Alarcon called the meeting to order at 4:52 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark (arrived at 5:00 pm)	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:
Michael Ramirez, City Manager
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Juliza Briones, Public Information Officer & Emergency Preparedness Program Manager
Nick Bobroff, Community Development Director
Jeanette Gant, Parks, Recreation & Community
Licette Maldonado, Administrative Services Director
Mindy Fogg, Principal Planner
Pam Greer, Finance Manager
Ryan Ayerle, Public Works Manager

Mayor Alarcon welcomed everyone to the meeting and the Council, staff, and the public went outside to the Community Engagement & Information Tables setup in front of the Veterans Memorial Building entryway.

The Council, staff, and the public went back inside the Veterans Memorial Building at 5:35 pm and Mayor Alarcon opened up the public comment period.

Speakers in-person: Anonymous

Mayor Alarcon provided an overview of the State of the City Event

City Manager Ramirez presented the Budget Overview PowerPoint presentation.

Mayor Alarcon provided the Measure I Informational Presentation.

Mayor Alarcon opened up the Community Questions & Answers portion and the Council and staff responded to several comments and questions from members of the public.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 7:38 pm.

_____
Natalia Alarcon, Mayor

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Wednesday, September 2, 2026
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person

CALL TO ORDER

Mayor Alarcon called the meeting to order at 4:01 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Brian C. Barrett, City Clerk	

PUBLIC COMMENT ON CLOSED SESSION MATTERS

There was no public comment.

CLOSED SESSION MATTERS

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

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   Government Code section 54956.9(d)(1)
   Name of case: Carpinteria Group LLC vs The City of Carpinteria (Case No. 26CV0132)

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   Government Code section 54956.9(d)(1)

Name of case: Carpinteria Group LLC vs Frontier California, Inc.; Blu Croix LTD; The City of Carpinteria (Case No. 26CV03680)

Legal Counsel Acos read aloud the titles of the Closed Session into the record.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 4:03 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened in Open Session at 6:38 pm with all Councilmembers, City Manager Ramirez and Legal Counsel Acos present.

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 6:38 pm.

_____
Natalia Alarcon, Mayor

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk

Agenda Section: Consent Calendar
Agenda Item No.: 9
Council Meeting Date: September 14, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Expenditure Report (Warrant Register) for the period of August 17, 2026, through September 4, 2026.

STAFF RECOMMENDATION

Receive and file the Warrant Register for the period of August 17, 2026, through September 4, 2026, pursuant to Carpinteria Municipal Code 2.08.150(F).

DISCUSSION

As part of each regular City Council agenda, a list of all payments made since the last reporting period is presented to the City Council pursuant to Carpinteria Municipal Code Section 2.08.150(F). The Warrant Register (Attachment A) is provided for the City Council and public review and serves as staff verification that the expenditures have been reviewed and are within budgeted appropriations.

FINANCIAL CONSIDERATIONS

The Warrant Register summarizes the City of Carpinteria's fiscal activity since the prior reporting period and confirms that expenditures are within the adopted budget.

ATTACHMENTS

Attachment A: Warrant Register for the period of August 17, 2026, through September 4, 2026.

Staff contact: Pam Greer, Finance Manager
(805) 880-3406, PamG@carpinteriaca.gov

Signature

Staff contact: Licette Maldonado, Admin Services Dir.
(805) 755-4448, LicetteM@carpinteriaca.gov

Signature

Reviewed by: Ryan Kintz, Assistant City Manager
(805) 755-4400, ryank@carpinteriaca.gov

Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Warrant Register for the period beginning August 17, 2026, and ending September 04, 2026

Warrant Register

Carpinteria, CA

Date Range: 08/17/2026 - 09/04/2026

Vendor Number / Payable #	Vendor Name / Payable Type	Payable Description	Payment Date	Payment Amount	Number
Bank Code: AP Bank-AP Bank					
	GLORIA GALLARDO		08/19/2026	(100.00)	107975
	JOHNSTONE SUPPLY		08/17/2026	(70.48)	108179
	JUAN O'S MOBILE REPAIR & TRUCKING INC		08/17/2026	(4,162.27)	108180
	19SIX ARCHITECTS		08/20/2026	20,546.27	108516
6418	Invoice	JUL26 COMMUNITY POOL RENOVATION			
	AMAZON CAPITAL SERVICES INC		08/20/2026	438.91	108517
17P7-9DV9-7CNT	Invoice	DISPOSABLE UTENSILS FOR ABUELOS EVENT			
17VX-6JFQ-6JP3	Invoice	UMBRELLAS FOR POOL			
1GWV-QVHT-FHCK	Invoice	ANNUAL PRIME MEMBERSHIP FOR CITY OF CARPINTERIA			
1Y9C-H4F3-7FVG	Invoice	LED FLASHLIGHTS FOR EOP GO-BAG ITMES			
	AT&T MOBILITY		08/20/2026	632.27	108518
287303896883X08102026	Invoice	JUL26 CITY HALL CELL PHONES			
	BMI MUSIC PERFORMANCE AGREEMENT		08/20/2026	459.05	108519
500003442071	Invoice	MUSIC PERFORMANCE AGREEMENT FEES FY26-27			
	BROWNSTEIN HYATT FARBER SCHRECK		08/20/2026	175,843.82	108520
1098791	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098792	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098793	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098795	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098796	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098797	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098798	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098799	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098800	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098801	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
1098803	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 6/30/26			
	BUREAU VERITAS NORTH AMERICA INC		08/20/2026	13,778.27	108521
RI 26040187	Invoice	JUL26 ON-SITE INSEPCTIONS			
RI 26040188	Invoice	JUL26 MONTHLY PLAN CHECK SERVICES			
RI 26040189	Invoice	JUL26 MONTHLY PERMIT TECH SERVICES			
	CANNON		08/20/2026	7,171.00	108522
96313	Invoice	MAY26 PROFESSIONAL PLAN CHECK SERVICES			
	CESAR PATINO		08/20/2026	100.00	108523
INV0009785	Invoice	PARK DEPOSIT REFUND			
	CMTA - CALIFORNIA MUNICIPAL TREASURERS ASSOCIATION		08/20/2026	150.00	108524
300004608	Invoice	GOVERNMENT ASSOCIATE - INDIVIDUAL L. MALDONADO			
	COM3 CONSULTING INC		08/20/2026	8,860.00	108525
COM3-PWD-0726	Invoice	JUL26 ENGINEERING SERVICES			
	COX BUSINESS		08/20/2026	89.17	108526
AUG26 001 3011 028450702	Invoice	AUG26 VETS HALL INTERNET -PHONE SERVICES			

	DISPENSING TECHNOLOGY CORPORATION		08/20/2026	33.13	108527
18393	Invoice	1 QUART ANTI-RUST			
	ENVIRONMENTAL SCIENCE ASSOCIATES		08/20/2026	32,490.53	108528
222032	Invoice	JUL26 PROFESSIONAL SERVICES			
222045	Invoice	JUL26 PROFESSIONAL SERVICES			
	EVERYWHERE RIGHT NOW		08/20/2026	190.00	108529
4816	Invoice	MAY26 WEBSITE UPDATES FOR MEDIA			
	EWING IRRIGATION PRODUCTS INC		08/20/2026	120.19	108530
31332449	Invoice	ROW IRRIGATION REPAIR AT VIA REAL			
	FOSTER & FOSTER CONSULTING ACTUARIES INC		08/20/2026	2,900.00	108531
42983	Invoice	FY25/26 GASB 75 REPORT			
	GLORIA GALLARDO		08/20/2026	100.00	108532
INV0009287	Invoice	PARK DEPOSIT REFUND			
	GRAINGER		08/20/2026	12.84	108533
9039043527	Invoice	TOOLS FOR SHOP			
	ID WORKS LLC		08/20/2026	4,469.09	108534
EGH 43302	Invoice	2026 PUBLIC WORKS FIELD UNIFORM ORDER			
	JUAN O'S MOBILE REPAIR & TRUCKING INC		08/20/2026	4,162.27	108535
460	Invoice	TRACTOR SERVICE/MAINTENANCE			
470	Invoice	SERVICE STREET SWEEPER REPAIR			
	KYLE STEFFEN TAPIA		08/20/2026	140.55	108536
000374	Invoice	DOGIPOT STATION KEY COPIES FOR VOLUNTEERS			
	NEW BEGINNINGS COUNSELING CENTER		08/20/2026	2,011.48	108537
51349	Invoice	JUN26 SAFE PARKING PROGRAM			
	PACIFIC AUTO BODY		08/20/2026	3,118.89	108538
17459740	Invoice	VEHICLE REPAIR FOR UNIT #317			
	POLICORE INC.		08/20/2026	438.75	108539
403822A	Invoice	IT SERVICES-LIBRARY JUN26			
	QUADIENT FINANCE USA INC		08/20/2026	500.00	108540
AUG26 7900 0440 811 0954	Invoice	POSTAGE FOR CITY HALL 8/11/26			
	RED WING SHOE STORE		08/20/2026	200.00	108541
20260810024710	Invoice	WORK BOOTS FOR J. CRUZ			
	REYNALDOS		08/20/2026	877.87	108542
INV0009771	Invoice	DIA DE LOS ABUELOS AGEWELL EVENT			
	SHOWSCAPES		08/20/2026	1,045.00	108543
388347327	Invoice	WEED KILLER CHEMICALS FOR LAGUNITAS			
	SILVER STATE COMMERCIAL REFRIGERATION LLC		08/20/2026	500.00	108544
INV37259	Invoice	HVAC MAINTENANCE LIBRARY, VETS HALL 6/11/26			
	SITEONE LANDSCAPE SUPPLY (ALL AROUND)		08/20/2026	136.76	108545
169708602-001	Invoice	IRRIGATION REPAIR AT EL CARRO			
	SO CA EDISON		08/20/2026	10,507.39	108546
JUN26 700405192484	Invoice	JUN26 ELECTRICITY-MULTIPLE LOCATIONS			

	SONIA CARACHURE		08/20/2026	100.00	108547
INV0009786	Invoice	PARK DEPOSIT REFUND			
	TORO ENTERPRISES INC		08/20/2026	85,833.83	108548
20325	Invoice	JUL26 FRANKLIN CREEK TRAIL CONSTRUCTION			
	TRUE NORTH COMPLIANCE SERVICES INC		08/20/2026	289.47	108549
26-07-039	Invoice	JUL26 PLAN CHECK/INSPECTIONS SERVICES			
	VENTURA RENTALS INC		08/20/2026	3,289.15	108550
214688	Invoice	FY27 STATE OF CITY FURNITURE RENTAL			
	WESTERN EXTERMINATOR COMPANY		08/20/2026	103.44	108551
100905981	Invoice	AUG26 PEST CONTROL VETS HALL 8/3/26			
	WSP USA INC		08/20/2026	33,560.00	108552
40417896	Invoice	GENERAL PLAN UPDATE THROUGH 7/31/26			
	ZWORLD GIS		08/20/2026	12,500.00	108553
30000093	Invoice	FY 26/27 GIS WEB ANNUAL SUBSCRIPTION RENEWAL			
	MISSIONSQUARE		08/20/2026	11,393.16	108554
INV0009789	Invoice	MISSIONSQUARE Employee Contributions			
INV0009790	Invoice	Deferred Compensation Contribution-Part Time Emp			
INV0009791	Invoice	MissionSquareEmployee Contributions			
INV0009792	Invoice	MissionSquareEmployee Contributions			
INV0009793	Invoice	MISSIONSQUARE Employee Contributions			
	SEIU LOCAL 620		08/20/2026	217.00	108555
INV0009794	Invoice	Employee Union Dues Contribution			
	MCCORMIX CORP		08/20/2026	228.04	108556
42911	Invoice	FUEL FOR CITY VEHICLES			
	AMAZON CAPITAL SERVICES INC		08/27/2026	3,494.71	108557
1144-NFJL-CPXN	Invoice	BOOKS FOR LIBRARY			
11VP-9WYR-HP4Y	Invoice	BOOKS FOR LIBRARY			
14NP-CNHJ-FDLJ	Invoice	EOP/ 5-YEAR WORKPLAN GOBAGS			
17XG-YF71-RWHQ	Invoice	BOOKS FOR LIBRARY			
1C39-XC6G-VWMX	Invoice	PICTURE HANGING STRIPS			
1CJQ-WP19-DKCW	Invoice	CLEANING SUPPLIES FOR LIBRARY			
1DCM-RLQF-6HQN	Invoice	REPLACEMENT TABLE FOR VETS HALL			
1DMG-11GX-FG4C	Invoice	CASE FOR IPAD			
1FQQ-TYVQ-LTGV	Invoice	BOOKS FOR LIBRARY			
1LL1-XMNN-6YNJ	Invoice	BOOKS FOR LIBRARY			
1MLQ-G4GV-F3YK	Invoice	BOOKS FOR LIBRARY			
1NQ6-XW1R-HFNV	Invoice	BOOKS FOR LIBRARY			
1NVM-YQNH-JJL9	Invoice	RUBBER CHAIR FEET REPLACEMENTS			
1P1G-MKDY-3TCF	Invoice	BOOKS FOR LIBRARY			
1PPF-YXMK-497F	Invoice	AIRPODS FOR MAINTENANCE WORKER			
1PR6-1N3W-4L3D	Invoice	TWO MOUSE PADS FOR STAFF			
1WLG-TNV9-GYLN	Invoice	BOOKS FOR LIBRARY			
1XT4-KKP3-G3Q7	Invoice	IPAD FOR MAINTENACE WORKER			
	Void		08/27/2026	-	108558
	AMERITAS LIFE INSURANCE CORP		08/27/2026	5,668.00	108559
AUG26 010-67704-00001	Invoice	AUG26 DENTAL PREMIUMS			
AUG26 010-67704-00002	Invoice	AUG26 VISION PREMIUMS			
	AUTOZONE STORES LLC		08/27/2026	27.41	108560
05719811820	Invoice	WASHER FLUID FOR FLEET			

	BEACH MOTOR & TIRES		08/27/2026	(838.24)	108561
	BEACH MOTOR & TIRES		08/27/2026	838.24	108561
83832	Invoice	2 NEW TIRES FOR SWEEPER			
	BIG GREEN CLEANING COMPANY		08/27/2026	1,680.00	108562
702512	Invoice	VARIOUS HOMELESS CAMP CLEANUP 7/24			
	BLACK GOLD COOPERATIVE LIBRARY SYSTEM		08/27/2026	26,513.25	108563
26-591	Invoice	FY25/26 Q4 REIMBURSEMENT HOOPLA & HOTSPOTS			
27-597	Invoice	FY26/27 Q1 REIMBURSEMENT BILLING			
	CANNON		08/27/2026	820.00	108564
96740	Invoice	JUL26 PROFESSIONAL PLAN CHECK SERVICES			
	CANON FINANCIAL SERVICES INC		08/27/2026	1,330.25	108565
43725672	Invoice	AUG26 MAINT & SERVICE CANON PRINTERS			
	CARPINTERIA VALLEY LUMBER CO		08/27/2026	360.18	108566
597216	Invoice	PARKS BULLETIN BOARDS			
597438	Invoice	TOOL FOR RESTROOM SINK			
597607	Invoice	ADA SHOWER REPAIR AT POOL			
597699	Invoice	SUPPLIES FOR GARDEN			
	CCI OFFICE TECHNOLOGIES		08/27/2026	260.11	108567
INST515255	Invoice	INK CARTRIDGE FOR POSTAGE MACHINE			
	COAST AUTO PARTS INC		08/27/2026	329.36	108568
805981	Invoice	INTERIOR CLEANER FOR FLEET			
806176	Invoice	MIRROR & BATTERY FOR VEHICLE			
806210	Invoice	HAZARD TAPE FOR VEHICLES			
	COASTAL VIEW NEWS		08/27/2026	1,215.00	108569
63822	Invoice	NOTICE OF ELECTIONS AD 8/20/26			
63823	Invoice	MURAL MEETING AD 8/20/26			
63824	Invoice	ABOP AD 8/20/26			
	COLONIAL LIFE & ACCIDENT INSURANCE COMPANY		08/27/2026	1,283.70	108570
AUG26 E6382758	Invoice	AUG26 PREMIUMS			
	DOCUPRODUCTS		08/27/2026	129.16	108571
336179	Invoice	CANON DX4751/C5760I COPIER METER 5/27/26-8/26/26			
	EVERYWHERE RIGHT NOW		08/27/2026	57.00	108572
4888	Invoice	JUL26 WEBSITE UPDATES FOR LIBRARY			
	GRAINGER		08/27/2026	824.00	108573
9031437123	Invoice	SUPPLIES FOR RESTROOM REPAIR			
9040085723	Invoice	CORRECTION TAPE FOR SHOP			
9043242339	Invoice	SUPPLIES FOR GRAFFITI REMOVAL			
	HILLYARD INC		08/27/2026	295.79	108574
90245268	Invoice	CLEANING SUPPLIES FOR CITY HALL			
	HINDERLITER DE LLAMAS		08/27/2026	25,417.93	108575
51	Invoice	CONTRACT & AUDIT SERVICES -SALES TAX Q1			
52	Invoice	CONTRACT & AUDIT SERVICES -SALES TAX Q1			
54	Invoice	CONTRACT & AUDIT SERVICES -SALES TAX Q2			
SIN066971	Invoice	JUL26 NEW ACCOUNTS PROCESSED, STR LICENSES			
	INFOARMOR INC		08/27/2026	47.80	108576
6456Aug26	Invoice	AUG26 IDENTITY THEFT EMPLOYEE PREMIUMS			

	JOY EQUIPMENT PROTECTION INC		08/27/2026	1,364.67	108577
12297	Invoice	ANNUAL FIRE EXTINGUISHER SERVICE 8/12/26			
	KANOPY		08/27/2026	170.00	108578
516231 - PPU	Invoice	JUL26 LIBRARY VIDEOS			
	LAWSON PRODUCTS INC		08/27/2026	246.82	108579
9313710334	Invoice	CURB PAINT FOR ROW			
9313734563	Invoice	WHITE PAINT			
	LESLIE'S POOL SUPPLIES INC		08/27/2026	956.55	108580
00308-01-079285	Invoice	CHLORINE FOR COMMUNITY POOL 8/12/26			
	LINDE GAS & EQUIPMENT INC		08/27/2026	153.62	108581
58598550	Invoice	O2 FOR BEACH LIFEGUARDS			
58651785	Invoice	O2 FOR BEACH LIFEGUARDS			
	ODP BUSINESS SOLUTIONS LLC		08/27/2026	269.64	108582
477147900001	Invoice	BUSINESS CARDS			
477275591001	Invoice	BLACK TONER			
	PAGEFREEZER SOFTWARE INC		08/27/2026	3,877.70	108583
INV-22650	Invoice	FY26/27 PUBLIC RECORDS COMPLIANCE FOR SOCIAL MEDIA			
	QUADIENT FINANCE USA INC		08/27/2026	500.00	108584
AUG26 7900 0440 811 0954	Invoice	POSTAGE FOR CITY HALL 8/20/26			
	ROCKWELL PRINTING		08/27/2026	145.23	108585
50492	Invoice	DOG ON LEASH SIGNAGE			
50503	Invoice	PRINTING OF TOWN HALL SIGNING			
	RRM DESIGN GROUP		08/27/2026	7,528.75	108586
2911-01-RC22-15	Invoice	JUL26 FRANKLIN CREEK TRAIL IMPROVEMENT			
	SANTA BARBARA COUNTY SHERIFFS DEPT		08/27/2026	570,276.00	108587
2923	Invoice	AUG26 CONTRACTED LAW ENFORCEMENT SERVICES			
	SANTA BARBARA LOCKSMITH		08/27/2026	192.56	108588
152461	Invoice	KEYS FOR PARKS & CITY LOCKS			
	SANTA BARBARA PEST CONTROL		08/27/2026	75.00	108589
68654	Invoice	JUN26 PEST CONTROL AT VETS HALL			
	SB COUNTY RESOURCE RECOVERY & WASTE MGMT		08/27/2026	72.11	108590
CAR08172026	Invoice	SB1383 FOOD RECOVERY			
	SITEONE LANDSCAPE SUPPLY (ALL AROUND)		08/27/2026	55.70	108591
170148158-001	Invoice	SUPPLIES FOR IRRIGATION REPAIR AT EL CARRO PARK			
	SO CA EDISON		08/27/2026	615.66	108592
AUG26 700163777874	Invoice	AUG26 ELECTRICITY -6145 CARPINTERIA AVE			
AUG26 700827247063	Invoice	AUG26 ELECTRICITY -5781 CARPINTERIA AVE PED PED			
	STP SCREEN PRINTING		08/27/2026	261.60	108593
3822	Invoice	2026 SOFTBALL LEAGUE T-SHIRTS			
	STP SCREEN PRINTING		08/27/2026	261.60	108594
3828	Invoice	2026 SOFTBALL LEAGUE T-SHIRTS			

	UNIFIRST CORPORATION		08/27/2026	1,478.25	108595
2210324791	Invoice	TOWEL & MAT. REPLACEMENT LIBRARY 8/4/26			
2210324793	Invoice	TOWEL & MAT. REPLACEMENT VETS HALL 8/4/26			
2210324795	Invoice	TOWEL & MAT. REPLACEMENT POOL 8/4/26			
2210324810	Invoice	MAT. REPLACEMENT, UNIFORM CLEANING 8/4/26			
2210324814	Invoice	TOWEL & MAT. REPLACEMENT CITY HALL 8/4/26			
2210326668	Invoice	TOWEL & MAT. REPLACEMENT LIBRARY 8/11/26			
2210326669	Invoice	TOWEL & MAT. REPLACEMENT VETS HALL 8/11/26			
2210326671	Invoice	TOWEL & MAT. REPLACEMENT POOL 8/11/26			
2210326686	Invoice	MAT. REPLACEMENT, UNIFORM CLEANING 8/11/26			
2210326688	Invoice	TOWEL & MAT. REPLACEMENT CITY HALL 8/11/26			
2210328621	Invoice	TOWEL & MAT. REPLACEMENT LIBRARY 8/18/26			
2210328622	Invoice	TOWEL & MAT. REPLACEMENT VETS HALL 8/18/26			
2210328624	Invoice	TOWEL & MAT. REPLACEMENT POOL 8/18/26			
2210328627	Invoice	MAT. REPLACEMENT, UNIFORM CLEANING 8/18/26			
2210328631	Invoice	TOWEL & MAT. REPLACEMENT CITY HALL 8/18/26			
	VILLAGE POOL SUPPLY		08/27/2026	1,204.47	108596
53143	Invoice	CHLORINE, ACID FOR COMMUNITY POOL 8/5/26			
53197	Invoice	CHLORINE, ACID FOR COMMUNITY POOL 8/19/26			
	WAXIE SANITARY SUPPLY		08/27/2026	884.60	108597
84065065	Invoice	BATH TISSUE, LINERS FOR VARIOUS FACILITIES 8/13/26			
	WEST COAST ARBORISTS INC		08/27/2026	6,396.00	108598
247923	Invoice	TREE MAINTENANCE 7/16/26-7/31/26			
	WEX BANK (CHEVRON)		08/27/2026	1,939.14	108599
114571748	Invoice	AUG26 FUEL FOR CITY VEHICLES			
	ZWORLD GIS		08/27/2026	6,400.00	108600
30000089	Invoice	JUN26 MAPPING/GIS SERVICES			
30000111	Invoice	JUL26 MAPPING/GIS SERVICES			
	AMAZON CAPITAL SERVICES INC		08/27/2026	957.57	108601
13FT-TNJF-D7XG	Invoice	BOOKS FOR LIBRARY			
16W6-HCX3-WDJY	Invoice	BOOKS FOR LIBRARY			
1DYM-G9V7-CQRM	Invoice	BOOKS FOR LIBRARY			
1F3W-MRV3-FRC4	Invoice	BOOKS FOR LIBRARY			
1FDF-D376-RVYF	Invoice	SUPPLIES FOR LIBRARY			
1NV4-GMN9-KH46	Invoice	BOOKS FOR LIBRARY			
1P3H-KG9J-FVPP	Invoice	BULLETIN BOARD FOR PARKS			
1R1W-6TKL-9916	Invoice	BOOKS FOR LIBRARY			
1V3R-11LY-H9K7	Invoice	REPAIR TAPE, NOTEBOOK, AND HINGE FOR LIBRARY			
	COAST REPROGRAPHICS CO INC		08/27/2026	209.10	108602
S39555	Invoice	PRINTS FOR COMMUNITY POOL			
	COUNTY SANITATION COMPANY INC STEWARTS & SELZER PLUMBING		08/27/2026	3,050.00	108603
67816	Invoice	HYDRO-JETTING AT VIOLA FIELDS 7/20/26			
68104	Invoice	HYDRO-JETTING AT EL CARRO 7/20/26			
68113	Invoice	HYDRO-JETTING AT CITY HALL 7/23/26			
68114	Invoice	HYDRO-JETTING AT LIBRARY 7/23/26			
68116	Invoice	HYDRO-JETTING AT VETS HALL 7/23/26			
	DEMCO INC		08/27/2026	813.41	108604
7843034	Invoice	SUPPLIES FOR BOOK PROCESSING AT LIBRARY			
	EVERYWHERE RIGHT NOW		08/27/2026	665.00	108605
4706	Invoice	FEB26 WEBSITE UPDATES FOR LIBRARY			
4778	Invoice	MAR26-APR26 WEBSITE UPDATES FOR LIBRARY			

	GRAINGER		08/27/2026	108.26	108606
9054515706	Invoice	TOOLS FOR SHOP			
9056441885	Invoice	TOOLS FOR SHOP			
	JAYNE DIAZ		08/27/2026	890.89	108607
INV0009831	Invoice	SEP26 MEDICAL REIMBURSEMENT			
	LARRY DRIGGERS		08/27/2026	890.89	108608
INV0009832	Invoice	SEP26 MEDICAL REIMBURSEMENT			
	MARY ANN COLSON		08/27/2026	890.89	108609
INV0009833	Invoice	SEP26 MEDICAL REIMBURSEMENT			
	ROCKWELL PRINTING		08/27/2026	101.14	108610
50508	Invoice	REFLECTIVE TRUCK DECALS			
	SANTA BARBARA PEST CONTROL		08/27/2026	95.00	108611
72906	Invoice	AUG26 PEST CONTROL AT POOL			
	ALICIA MEZA		09/03/2026	100.00	108612
INV0009858	Invoice	PARK DEPOSIT REFUND			
	AMAZON CAPITAL SERVICES INC		09/03/2026	932.49	108613
1467-RGPY-MFV1	Invoice	BOOKS FOR LIBRARY			
16QJ-3TLV-XTXM	Invoice	HOSE MOUNT FOR GARDEN			
1FYH-LQPQ-13HK	Invoice	CROP SWAP SUPPLIES FOR GARDEN			
1KJC-GG7G-HNH9	Invoice	UMBRELLA FOR POOL			
1L9W-V6YH-TLQF	Invoice	ART SUPPLIES FOR CREATIVE ART CLASS			
1P1R-3NMW-NF34	Invoice	BOOKS FOR LIBRARY			
1YL6-PRK4-J4DY	Invoice	BOOKS FOR LIBRARY			
	ASBURY ENVIRONMENTAL SVCS		09/03/2026	153.00	108614
I500-01427365	Invoice	DISPOSAL OF USED/MIXED OILS 8/27/26			
	ASEVA LLC		09/03/2026	1,636.21	108615
146469	Invoice	SEP26 PHONE SERVICES			
	ATLAS PLANNING SOLUTIONS		09/03/2026	14,026.66	108616
1944	Invoice	JUL26 EMERGENCY OPERATIONS PLAN SERVICES			
	CALIFORNIA BUILDING STANDARDS COMMISSION		09/03/2026	235.80	108617
INV0009857	Invoice	FEE REMITTANCE FY26 (Q4 APR-JUN 2026)			
	CANNON		09/03/2026	9,547.50	108618
96831	Invoice	JUL26 PROFESSIONAL PLAN CHECK SERVICES			
	COASTAL VIEW NEWS		09/03/2026	1,060.00	108619
63834	Invoice	EOP WORKSHOP AD 8/27/26			
63837	Invoice	STATE OF CITY AND TOWN HALL MEETING AD 8/27/26			
	COUNTY SANITATION COMPANY INC STEWARTS & SELZER PLUMBING		09/03/2026	8,265.00	108620
67899	Invoice	HYDRO- JETTING ON SIXTH ST & SALT MARSH PARK			
	DEPARTMENT OF CONSERVATION		09/03/2026	740.49	108621
INV0009856	Invoice	FEE REMITTANCE FY26 (Q4 APR-JUN 2026)			
	DEWBERRY ENGINEERS INC.		09/03/2026	25,796.57	108622
22500401	Invoice	JUL26 CARPINTERIA AVE BRIDGE REPLACEMENT			
	EVERYWHERE RIGHT NOW		09/03/2026	38.00	108623
4941	Invoice	AUG26 WEBSITE UPDATES			

	GOGOV		09/03/2026	22,944.00	108624
26-446	Invoice	FY26-27 CODE COMPLIANCE & CITIZEN REQUEST SUB.			
	HILLYARD INC		09/03/2026	214.01	108625
90257931	Invoice	SOAP FOR FLEET VEHICLES			
	INTEGRAL CONSULTING INC		09/03/2026	48,237.98	108626
36498	Invoice	JUL26 LIVING SHORELINE PROJECT			
	KANOPY		09/03/2026	255.00	108627
521043 - PPU	Invoice	AUG26 LIBRARY VIDEOS			
	ODP BUSINESS SOLUTIONS LLC		09/03/2026	205.96	108628
480003504001	Invoice	PAPER, PENS, MARKERS FOR CITY HALL			
	QUADIENT LEASING USA INC.		09/03/2026	622.44	108629
Q2499251	Invoice	SEP26-DEC26 LEASE PAYMENT FOR C.H. POSTAGE MACHINE			
	REYNALDO CARDENAS		09/03/2026	174.80	108630
INV0009834	Invoice	2026 SOFTBALL TROPHY REIMBURSEMENT			
	RISDON'S 76 SERVICE		09/03/2026	886.61	108631
AUG26 CITY	Invoice	REPLACE 2 TIRES ON UNIT 255 8/26/26			
	ROCKWELL PRINTING		09/03/2026	764.26	108632
50551	Invoice	CITY HALL SIGNS			
50602	Invoice	SEP26 AGEWELL CALENDER PRINT			
50610	Invoice	VOTER GUIDES 200CT			
50611	Invoice	NAME PLATE CARDS			
50612	Invoice	FY27 BUDGET BRIEF FLYER & POSTER			
	SANTA BARBARA SAND & TOP SOIL CORP		09/03/2026	572.67	108633
236753	Invoice	SAND FOR COMMUNITY SAND BAGS 8/25/26			
	SITEONE LANDSCAPE SUPPLY (ALL AROUND)		09/03/2026	134.02	108634
170232111-001	Invoice	SUPPLIES FOR IRRIGATION REPAIR AT MEMORIAL PARK			
170570537-001	Invoice	DOWNTOWN T FLAG BANNERS			
	SO CA EDISON		09/03/2026	9,321.89	108635
AUG26 700291369452	Invoice	AUG26 ELECTRICITY -MULTIPLE LOCATIONS			
AUG26 700465507084	Invoice	AUG26 ELECTRICITY -4950 9TH ST BT HM			
AUG26 700814698495	Invoice	AUG26 ELECTRICITY -900 ELM AVE EV EV			
JUL26 700474689651	Invoice	JUL26 ELECTRICITY -4683 9TH ST			
	SOLID WASTE SOLUTIONS INC		09/03/2026	2,720.00	108636
242	Invoice	AUG26 SOLIDWASTE PROFESSIONALSERVICES			
	THE WHARF		09/03/2026	333.76	108637
127483	Invoice	SAFETY JACKET & SHIRT FOR T. GRAY			
	TVSB		09/03/2026	1,976.25	108638
NS2450-14	Invoice	AUG26 VIDEO PRODUCTION SERVICES			
	TYLER TECHNOLOGIES INC		09/03/2026	19,544.79	108639
CI100-00316145	Invoice	FY26/27 ANNUAL MAINTENANCE FEE			
	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA		09/03/2026	70.69	108640
26-270531	Invoice	AUG26 CA STATE REGULATORY FEE			

	UNIFIRST CORPORATION		09/03/2026	712.68	108641
2210330649	Invoice	TOWEL & MAT. REPLACEMENT LIBRARY 8/25/26			
2210330651	Invoice	TOWEL & MAT. REPLACEMENT VETS HALL 8/25/26			
2210330654	Invoice	TOWEL & MAT. REPLACEMENT POOL 8/25/26			
2210330667	Invoice	MAT. REPLACEMENT. UNIFORM CLEANING 8/25/26			
2210330674	Invoice	TOWEL & MAT. REPLACEMENT CITY HALL 8/25/26			
2210332279	Invoice	TOWEL & MAT. REPLACEMENT LIBRARY 9/1/26			
2210332280	Invoice	TOWEL & MAT. REPLACEMENT VETS HALL 9/1/26			
2210332286	Invoice	TOWEL & MAT. REPLACEMENT POOL 9/1/26			
2210332304	Invoice	MAT. REPLACEMENT, UNIFORM CLEANING 9/1/26			
2210332314	Invoice	TOWEL & MAT. REPLACEMENT CITY HALL 9/1/26			
	VILLAGE POOL SUPPLY		09/03/2026	95.81	108642
53224	Invoice	CHLORINE, ACID FOR COMMUNITY POOL 8/26/26			
	WAXIE SANITARY SUPPLY		09/03/2026	588.10	108643
84087343	Invoice	BATH TISSUE, LINERS FOR VARIOUS FACILITIES 8/28/26			
	WEST COAST ARBORISTS INC		09/03/2026	2,790.00	108644
248368	Invoice	TREE MAINTENANCE 8/1/26-8/15/26			
	WEX BANK (76)		09/03/2026	490.76	108645
114835421	Invoice	AUG26 FUEL FOR CITY VEHICLES			
	ZWORLD GIS		09/03/2026	3,200.00	108646
30000123	Invoice	AUG26 MAPPING/GIS SERVICES			
	WEX BANK (76)		08/18/2026	405.83	DFT0003743
114248150	Invoice	JUL26 FUEL FOR CITY VEHICLES			
	CalPERS HEALTH		08/20/2026	52,515.54	DFT0003744
100000018397520	Invoice	SEP26 HEALTH PREMIUMS			
	CalPERS HEALTH		08/20/2026	9,537.88	DFT0003745
100000018397523	Invoice	SEP26 HEALTH PREMIUMS			
	CalPERS		08/20/2026	15,994.23	DFT0003746
8/1/26-8/14/26 PEPRA	Invoice	CALPERS PEPRA CONTRIBUTIONS 8/1/26-8/14/26			
	CalPERS		08/20/2026	11,579.80	DFT0003747
8/1/26-8/14/26 CLASSIC	Invoice	CALPERS CLASSIC CONTRIBUTIONS 8/1/26-8/14/26			
	EDD-SDI		08/20/2026	2,643.83	DFT0003748
PR17 8/20/26	Invoice	PR17 8/20/26 EDD SDI TAX DEPOSIT			
	EDD-SIT		08/20/2026	7,581.04	DFT0003749
PR17 8/20/26	Invoice	PR17 8/20/26 EDD PIT TAX DEPOSIT			
	INTERNAL REVENUE SERVICE		08/20/2026	23,688.34	DFT0003750
PR17 8/20/26	Invoice	PR17 8/20/26 FEDERAL TAX DEPOSIT			

Agenda Section: Consent Calendar
Agenda Item No.: 10
Council Meeting Date: September 14, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Monthly City Treasurer's Report on Compliance with the Statement of Safekeeping and Investment of Public Funds.

STAFF RECOMMENDATION

Receive and file the report.

Sample Motion: I move to receive and file the report.

BACKGROUND / DISCUSSION

The City Council of Carpinteria serves as the trustee of the City of Carpinteria's (City) public funds and is authorized to make investment decisions in accordance with the Prudent Investor Standard. The Prudent Investor Standard of the California Government Code Section 53600.3 states:

> *"When investing, reinvesting, purchasing, acquiring, exchanging, selling or managing public funds, a trustee shall act with care, skill, prudence and diligence under circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated need of the City that a prudent person in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City."*

The standard of prudence to be used by investment officials shall be applied in the context of managing the overall portfolio.

Trustees are those persons authorized to make investment decisions on behalf of a local agency. Trustees or City Investment Officials, acting in accordance with investment policy and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk changes or market price changes, provided deviations from expectations are reported in a timely manner, and appropriate action is taken to address adverse developments.

The purpose of this agenda item is to provide the City Council with the required monthly Treasurer's Report (Attachment A).

POLICY CONSISTENCY

The investment portfolio is in compliance with the City's adopted Statement of Safekeeping and Investment of Public Funds, and the City has sufficient liquidity to meet its expenditure requirements for the next six months.

FINANCIAL CONSIDERATIONS

Cash Statement: On July 31, 2026, the City held cash and cash investments as shown in Table 1 below.

Table 1

CASH ACTIVITY FOR THE MONTH:	
Cash and Investment Beginning of the Month	$ 18,120,406.15
Cash Receipts	(5,826,207.36)
Cash Disbursements	3,854,310.95
Cash and Investment End of the Month	$ 16,148,509.74

Investments:

Changes in the market value of treasury securities are inversely proportional to changes in interest rates demanded in the open market (i.e., when rates rise, market values fall, when rates fall, market values rise). The sensitivity of a portfolio's market value to these changes in market rates is a function of its days to maturity and coupon rate. Securities with longer maturities and/or lower coupon rates are more sensitive to changes in market interest rates. As a security matures, changes in its value become less sensitive to market rate fluctuations.

As of July 31, 2026, the portfolio's average time to maturity was 2.67 years, the average coupon rate was 3.65%, the average yield to maturity was 4.267%, the par value was $11,500,000, and the market value was $11,379,335.59.

The City does not intend, nor does it have any foreseeable need, to sell its securities. The City's investment policy provides that all securities will be held to maturity, and securities so held are redeemed at par value, resulting in no net market gain or loss.

Attachment A provides the City Council with the Treasurer's Report, detailing all investments and cash activity for the month.

The City of Carpinteria can meet all expenditure obligations that may reasonably be anticipated for the next six-month period from August 1, 2026, to February 1, 2027.

LEGAL

This report has been prepared in compliance with California Government Code Sections 53600 and 53646.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A: City of Carpinteria Monthly Treasurer's Report

Prepared by:
Noah Alvara, Accountant
noaha@carpinteriaca.gov; (805) 755-4422

Signature

Staff contact:
Licette Maldonado, Administrative Services Director
licettem@carpinteriaca.gov; (805) 755-4448

Signature

Reviewed by:
Michael Ramirez, City Manager
michaelr@carpinteriaca.gov; (805) 755-4450

Signature

ATTACHMENT A

City Treasurer's Monthly Report

CITY OF CARPINTERIA TREASURER'S REPORT
For the Month Ended July 2026

CASH ACTIVITY FOR THE MONTH:

Cash and Investment Beginning of the Month	$ 18,120,406.15
Cash Receipts	(5,826,207.36)
Cash Disbursements	3,854,310.95
Cash and Investment End of the Month	$ 16,148,509.74

CASH AND INVESTMENT PORTFOLIO:

Type of Investment/Coupon/CUSIP #	Institution/Issuer	Yield to Maturity	Maturity Date	# Days to Maturity	Par Value	Market Value (1)	Book Value (2)
Demand Deposit - General Checking	Montecito Bank	N/A	N/A	N/A	169,079.52	169,079.52	169,079.52
Demand Deposit - Premier Public Money Market	Montecito Bank	N/A	8/1/2026	1	1,939,626.90	1,939,626.90	1,939,626.90
Demand Deposit - Section 125 Checking	Montecito Bank	N/A	N/A	N/A	4,571.25	4,571.25	4,571.25
Demand Deposit - Payroll Checking	Montecito Bank	N/A	N/A	N/A	15,000.00	15,000.00	15,000.00
Local Agency Investment Fund	State of California	0.22%	8/1/2026	1	1,629,511.77	1,629,511.77	1,629,511.77
Demand Deposit - Money Market	Charles Schwab	N/A	8/1/2026	1	1,040,728.52	1,040,728.52	1,040,728.52
Treasury Note, 1.625%, (91282YQ7)	U.S. Government	4.00%	10/31/2026	92	250,000.00	248,583.98	227,869.30
Treasury Note, 2%, (91282U24)	U.S. Government	4.31%	11/15/2026	107	250,000.00	248,642.58	228,317.27
Treasury Note, 1.25%, (91282CDK4)	U.S. Government	1.28%	11/30/2026	122	250,000.00	247,851.55	249,602.02
Treasury Note, 1.5%, (912828Z78)	U.S. Government	3.64%	1/31/2027	184	250,000.00	246,962.88	231,040.31
Treasury Note, 2.25%, (912828V98)	U.S. Government	4.29%	2/15/2027	199	250,000.00	247,646.48	229,819.14
Treasury Note, 2.5%, (91282CEF4)	U.S. Government	3.97%	2/16/2027	200	250,000.00	247,519.53	235,031.06
Treasury Note, 2.75%, (91282CEN7)	U.S. Government	3.71%	4/30/2027	273	250,000.00	247,578.13	241,094.62
Treasury Note, 3.25%, (91282CEW7)	U.S. Government	3.70%	6/30/2027	334	250,000.00	248,027.33	245,668.13
Treasury Note, 3.125%, (91282CFH9)	U.S. Government	4.19%	8/31/2027	396	250,000.00	247,226.55	238,232.21
Treasury Note, 4.125%, (91282CFU0)	U.S. Government	4.03%	10/31/2027	457	250,000.00	249,726.55	250,962.10
Treasury Note, 2.25%, (9128283F5)	U.S. Government	4.02%	11/15/2027	472	250,000.00	243,867.18	232,267.50
Treasury Note, 3.875%, (91282CGC9)	U.S. Government	4.01%	12/31/2027	518	250,000.00	248,730.45	248,750.00
Treasury Note, 4%, (91282CGPO)	U.S. Government	4.00%	2/29/2028	578	250,000.00	249,042.95	249,990.24
Treasury Note, 3.625%, (91282CGT2)	U.S. Government	4.16%	2/29/2028	578	250,000.00	247,460.93	244,990.00
Treasury Note, 4%, (91282CHK0)	U.S. Government	4.14%	3/31/2028	609	250,000.00	248,740.23	248,593.75
Treasury Note, 4.125%, (91282CHQ7)	U.S. Government	4.13%	7/31/2028	731	250,000.00	249,287.10	249,920.00
Treasury Note, 4.375%, (91282CHX2)	U.S. Government	4.23%	8/31/2028	762	250,000.00	250,419.90	251,445.00
Treasury Note, 4.625%, (91282CJA0)	U.S. Government	4.52%	9/30/2028	792	250,000.00	251,601.55	251,015.00
Treasury Note, 4.875%, (91282CJF9)	U.S. Government	4.52%	10/31/2028	823	250,000.00	252,968.75	253,583.99
Treasury Note, 4.375%, (91282CJN2)	U.S. Government	4.21%	11/30/2028	853	250,000.00	250,332.03	251,775.00
Treasury Note, 3.75%, (91282CJR3)	U.S. Government	4.50%	12/31/2028	884	250,000.00	246,728.50	242,177.50
Treasury Note, 4.25%, (91282CKD2)	U.S. Government	4.48%	2/28/2029	943	250,000.00	249,609.38	247,505.21
Treasury Note, 4.125%, (91282CKG5)	U.S. Government	4.37%	3/31/2029	974	250,000.00	248,691.40	247,724.61
Treasury Note, 4.5%, (91282CKT7)	U.S. Government	4.37%	5/31/2029	1035	250,000.00	251,103.50	251,259.77

Treasury Note, 4.25%, (91282CKX8)	U.S. Government	4.38%	6/30/2029	1065	250,000.00	249,345.70	248,750.00
Treasury Note, 3.625%, (91282CLK5)	U.S. Government	3.56%	8/31/2029	1127	250,000.00	244,863.28	250,556.41
Treasury Note, 3.5%, (91282CLN9)	U.S. Government	3.56%	9/30/2029	1157	250,000.00	243,769.53	249,433.47
Treasury Note, 4.125%, (91282CLR0)	U.S. Government	4.34%	10/31/2029	1188	250,000.00	248,232.40	247,675.78
Treasury Note, 4.125%, (91282CMA6)	U.S. Government	4.37%	11/30/2029	1218	250,000.00	248,164.05	247,333.99
Treasury Note, 4.375%, (91282CMD0)	U.S. Government	4.34%	12/31/2029	1249	250,000.00	250,068.35	250,341.80
Treasury Note, 3.5%, (91282CGJ4)	U.S. Government	3.78%	1/31/2030	1280	250,000.00	242,968.75	247,451.17
Treasury Note, 3.625%, (91282CGS4)	U.S. Government	3.79%	3/31/2030	1339	250,000.00	243,603.50	248,417.97
Treasury Note, 3.7%, (91282CHF1)	U.S. Government	3.75%	5/31/2030	1400	250,000.00	244,414.05	251,025.39
Treasury Note, 3.75%, (91282CHJ3)	U.S. Government	3.75%	6/30/2030	1430	250,000.00	244,277.33	250,996.09
Treasury Note, 3.875%, (91282CNN7)	U.S. Government	3.88%	7/31/2030	1461	250,000.00	245,283.20	252,226.56
Treasury Note, 3.625%, (91282CNX5)	U.S. Government	3.70%	8/31/2030	1492	250,000.00	242,705.08	249,218.75
Treasury Note, 3.625%, (91282CPA3)	U.S. Government	3.70%	9/30/2030	1522	250,000.00	242,675.78	249,140.63
Treasury Note, 3.625%, (91282CPD7)	U.S. Government	3.71%	10/31/2030	1553	250,000.00	242,500.00	249,060.63
Treasury Note, 4.375%, (91282CJM4)	U.S. Government	4.31%	11/30/2030	1583	250,000.00	249,560.53	250,664.06
Treasury Note, 3.75%, (91282CJQ5)	U.S. Government	3.72%	12/31/2030	1614	250,000.00	243,369.13	250,322.27
Treasury Note, 3.75%, (91282CPW5)	U.S. Government	3.84%	1/31/2031	1645	250,000.00	243,242.18	248,955.08
Treasury Note, 4.25%, (91282CKC4)	U.S. Government	3.93%	2/28/2031	1673	250,000.00	248,242.18	253,564.46
Treasury Note, 4.125%, (91282CKF7)	U.S. Government	3.92%	3/31/2031	1704	250,000.00	246,875.00	252,265.63
Treasury Note, 4.625%, (91282CKN0)	U.S. Government	4.16%	4/30/2031	1734	250,000.00	252,109.38	255,105.00
Treasury Note, 4.125%, (91282CQU8)	U.S. Government	4.15%	5/31/2031	1765	250,000.00	246,748.03	249,725.00
Treasury Note, 4.25%, (91282CKW0)	U.S. Government	4.33%	6/30/2031	1795	250,000.00	247,968.75	249,127.91
					16,298,517.96	**16,177,853.55**	**16,148,509.74**

REPORT ON COMPLIANCE WITH STATEMENT OF SAFEKEEPING AND INVESTMENT OF PUBLIC FUNDS

The City is in compliance with the adopted Statement of Safekeeping and Investment of Public Funds.

REPORT OF ABILITY TO MEET REQUIRED EXPENDITURES FOR THE NEXT SIX MONTHS

Based upon currently budgeted revenues and expenditures, the City currently has sufficient liquid financial resources to meet anticipated expenditures during the period 8/01/26 through 2/01/27.

WEIGHTED AVERAGE MATURITY OF PORTFOLIO

As July 31, 2026 the weighted average days to maturity of the City's investment portfolio is 2.67 years.

FOOTNOTES TO REPORT/DEFINITION OF TERMS:

(1) The market value of U.S. Goverment Securities was provided by the custodial agent, Charles Schwab.
For the Local Agency Investment Fund the market value represents the contract value.

For all other investments, the market value is equal to book value.

(2) Book value of demand deposits equals the bank balance minus outstanding checks plus deposits-in-transit.

Yield to Maturity (YTM): The percentage rate of return for the note assuming that the City holds the asset until its maturity date. It is the sum of all its remaining coupon payments.
Par Value: Equals face value of security (value of the security when it reaches maturity).
Market Value: The last price for which a security was bought or sold. In this case, the value as of the last day of the month of this report.
Book Value: The amount at which the security is carried in the City's accounting records (adjusted at year-end for GASB 40 reporting purposes).

Agenda Section: Consent Calendar
Agenda Item No.: 11
Council Meeting Date: September 14, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Adoption of 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.

STAFF RECOMMENDATION

1. 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.
2. Approve a $25,000 increase in grant revenue and a corresponding $25,000 expenditure appropriation in the Fiscal Year 2026/27 Budget.

(The motion requires a roll call vote.)

BACKGROUND

The City of Carpinteria (City) administers the Safe Routes to School Program through a partnership with MOVE Santa Barbara County (MOVE), a local nonprofit organization focused on improving transportation options and safety for people walking and bicycling. The Safe Routes to School Program promotes active transportation and safer routes to schools through the following program areas:

- Engagement: Building relationships with school communities to understand their needs and maintain ongoing engagement.
- Encouragement: Promoting walking and bicycling and encouraging school communities to use active modes of transportation.
- Education: Providing bicycle and pedestrian safety education to develop more confident and knowledgeable travelers.
- Engineering: Working with City staff, engineers, planners, and community stakeholders to identify and implement infrastructure solutions that improve safety.
- Equity: Identifying and addressing barriers and inequities so students have safe and comfortable opportunities to walk and bicycle to school.
- Evaluation: Collecting and evaluating data to measure program effectiveness and inform future activities.

The California Office of Traffic Safety (OTS) administers federal highway safety funds to support programs aimed at reducing traffic-related fatalities and injuries and improving safety for all roadway users. OTS provides grant funding to state and local agencies to implement activities identified in California's statewide highway safety plan. Because OTS grants are awarded to public agencies, nonprofit organizations such as MOVE may receive funding through a local agency that serves as the grant host.

In 2022, MOVE requested that the City serve as the local agency grant host for an OTS Pedestrian and Bicycle Safety Program grant. The City Council authorized the arrangement, and the City subsequently received $65,784 in OTS funding. The grant supported activities including bicycle and pedestrian safety fairs, educational presentations, safety gear distribution, development of program materials, and community bicycle rides. The grant concluded successfully in September 2024.

Following the return of federal grant opportunities in 2024, MOVE again requested that the City serve as the local agency grant host for a new OTS grant. In consultation with the City, MOVE applied for funding through the Pedestrian and Bicycle Safety Program because the program objectives align with MOVE's ongoing work and the City's Safe Routes to School Program.

The Pedestrian and Bicycle Safety Program is intended to support activities that reduce traffic-related fatalities and injuries, with an emphasis on improving the safety of pedestrians and bicyclists. Program objectives include reducing the number of pedestrians and bicyclists killed or injured in traffic crashes, with particular emphasis on children under 15 and adults over 65, as well as increasing bicycle helmet use.

In 2025, MOVE submitted an application for $30,500 in OTS funding. OTS approved the application, and on August 25, 2025, the City Council authorized the City Manager to execute the resulting Grant Agreement. The grant activity period commenced October 1, 2025, and concludes September 30, 2026.

The City has again been asked to serve as the local agency grant host for the upcoming OTS Pedestrian and Bicycle Safety Program grant cycle. OTS has awarded $25,000 for the new grant period of October 1, 2026, through September 30, 2027. There is no local matching requirement associated with the grant.

The purpose of this agenda matter is to authorize the City Manager to execute the new Grant Agreement with OTS on behalf of MOVE and appropriate the associated $25,000 in grant revenue and expenditures in the Fiscal Year 2026-27 budget.

DISCUSSION

OTS grant requirements provide that the governing body of the local agency serving as the grant host must authorize execution of the Grant Agreement. Proposed Resolution No. 6496 (Attachment A) would satisfy this requirement and authorize the City Manager to execute the Grant Agreement on behalf of the City.

The proposed Grant Agreement, included as Exhibit 1 to Resolution No. 6496, establishes the grant requirements and identifies the activities to be performed by MOVE during the grant period. In general, MOVE will conduct activities focused on pedestrian and bicycle safety, including:

1. Public outreach and education through various means and methods;
2. Distribution of bicycle safety equipment and materials;
3. Safety surveys to gather information and evaluate program effectiveness; and
4. Bicycle safety training and related educational activities.

The grant activity period is October 1, 2026, through September 30, 2027.

OTS has approved a grant award of $25,000, with no local match requirement. Grant funds are provided on a reimbursement basis, meaning eligible expenses must be incurred and documented before reimbursement is requested from OTS.

As the local agency grant host, the City will enter into the Grant Agreement with OTS and will be responsible for administering the grant in accordance with OTS requirements. MOVE will perform the approved program activities and provide the City with the documentation necessary to support reimbursement requests and grant reporting. The City will not be required to provide local matching funds for the program.

There is no local matching requirement associated with the grant. City staff will provide grant administration and fiscal oversight as part of existing staff responsibilities.

POLICY CONSISTENCY

The recommendation may be found consistent with the following objectives and policies of the General Plan and Local Coastal Plan:

Circulation Element

Objective C-7: Build demand for alternative transportation use by increasing ease, effectiveness, and social acceptability, and through foresighted planning.

Policies:

C-7g. Create a citywide campaign of prolonged duration promoting alternative transportation.

The recommendation may also be found consistent with the City's adopted Local Roadway Safety Plan.[1]

[1] City Council Resolution No. 6119 (April 11, 2022)

FINANCIAL CONSIDERATIONS

Approval of this item requires an appropriation of $25,000 to Expense Account No. 101-401-5201 (Professional Services) and an increase of $25,000 in estimated revenue in Revenue Account No. 101-401-4360 (State Grant) in the General Fund for Fiscal Year 2026/27.

The requested appropriation will be fully offset by the corresponding State Grant revenue, resulting in a $25,000 increase in both General Fund expenditure and revenue, with no net impact to the General Fund.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Pursuant to OTS grant requirements for federal funds, a resolution is required to be adopted by the City Council in order for the City to execute the Grant Agreement with the California Office of Traffic Safety on behalf of a non-profit organization.

OPTIONS

1. Adopt Resolution No. 6496 authorizing the City Manager to execute the Grant Agreement with the California Office of Traffic Safety for the Pedestrian and Bicycle Safety Program, and approve a $25,000 appropriation to Expense Account No. 101-401-5201 (Professional Services) and a corresponding $25,000 increase in estimated revenue to Revenue Account No. 101-401-4360 (State Grant) in the Fiscal Year 2026/27 General Fund Budget.

2. Decline to approve the Grant Agreement and direct staff as determined appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

MOVE Santa Barbara County

ATTACHMENTS

Attachment A: Resolution No. 6496

Staff contact:
Stephon Downes, Management Analyst
(805) 755-4446; stephond@carpinteriaca.gov

Signature

Reviewed by:
Licette Maldonado, Administrative Services Director
(805) 755-4448; licettem@carpinteriaca.gov

Signature

Reviewed by:
Ryan Kintz, Assistant City Manager
(805) 755-4400; ryank@carpinteriaca.gov

Signature

Reviewed by:
Michael Ramrez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Resolution No. 6496

RESOLUTION NO. 6496

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, 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

WHEREAS, the City administers the Safe Routes to School Program through a partnership with MOVE Santa Barbara County, a nonprofit organization; and

WHEREAS, in December 2025, the California Office of Traffic Safety (OTS) announced federal grant opportunities for local agencies and nonprofit organizations; and

WHEREAS, OTS develops a statewide highway safety plan with the goal of preventing serious injury and death resulting from motor vehicle crashes in order for all roadway users to safely arrive at their destination; and

WHEREAS, using Federal Highway Safety Program funds, OTS partners with political subdivisions of the state to implement the highway safety plan at the state, county, and local levels; and

WHEREAS, in January 2026, MOVE Santa Barbara County requested that the City serve as the local agency grant host for an OTS grant application; and

WHEREAS, in consultation with the City, MOVE Santa Barbara County selected the Pedestrian and Bicycle Safety Program because its objectives align with MOVE's ongoing work and the City's Safe Routes to School Program; and

WHEREAS, OTS has awarded $25,000 for the Pedestrian and Bicycle Safety Program for the grant period of October 1, 2026, through September 30, 2027, with no local matching requirement; and

WHEREAS, pursuant to OTS grant requirements, the City Council must adopt a resolution authorizing execution of the Grant Agreement, attached hereto as Exhibit 1, for the City to serve as the local agency grant host on behalf of MOVE Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARPINTERIA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City Manager is hereby authorized to execute the Grant Agreement with the California Office of Traffic Safety for the Pedestrian and Bicycle Safety Program on behalf of MOVE Santa Barbara County, substantially in the form attached hereto as Exhibit 1, and to take such actions as may be necessary to administer the Grant Agreement.

PASSED, APPROVED AND ADOPTED on the 14th day of September, 2026, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on the 14th day of September, 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

EXHIBIT 1 TO RESOLUTION NO. 6496

Grant Agreement

1. GRANT TITLE
Pedestrian and Bicycle Safety Program

2. NAME OF AGENCY
Carpinteria

3. Grant Period
From: 10/01/2026
To: 09/30/2027

4. AGENCY UNIT TO ADMINISTER GRANT
Carpinteria Public Works Department

5. GRANT DESCRIPTION
Best practice strategies will be conducted to reduce the number of persons killed and injured in crashes involving pedestrians and bicyclists. The funded strategies may include classroom education, bicycle rodeos, community events, presentations, and workshops. These countermeasures should be conducted in communities with high numbers of pedestrian and/or bicycle related crashes including at-risk communities, older adults, and school-aged children. Coordinated efforts such as Safe Routes to School initiatives, Safe System Approach, and working with community based organizations are highly encouraged to prevent fatalities and injuries of vulnerable non-motorized road users.

6. Federal Funds Allocated Under This Agreement Shall Not Exceed: $25,000.00
Allocation is contingent upon availability of federal funds.

7. TERMS AND CONDITIONS: The parties agree to comply with the terms and conditions of the following which are by this reference made a part of the Agreement:

- Schedule A – Problem Statement, Goals and Objectives and Method of Procedure
- Schedule B – Detailed Budget Estimate and Sub-Budget Estimate (if applicable)
- Schedule B-1 – Budget Narrative and Sub-Budget Narrative (if applicable)
- Exhibit A – Certifications and Assurances
- Exhibit B* – OTS Grant Program Manual
- Exhibit C – Grant Electronic Management System (GEMS) Access

*The item shown with an asterisk (*), is hereby incorporated by reference and made a part of this agreement as if attached hereto. This document can be viewed at the OTS home web page under Grants: www.ots.ca.gov.

Use of OTS Grant Agreement template in lieu of the California Model Agreement (CMA)
The California Office of Traffic Safety (OTS) utilizes its standardized OTS Grant Agreement template for awards. The format, structure, and uniformity of the OTS Grant Agreement template allows for processing through Grant Electronic Management System (GEMS). OTS's approach to using the OTS Grant Agreement template is consistent with the California Model Agreement (CMA) developed by University of California Office of the President (UCOP) and directed by the Department of General Service (DGS). For more information, please review the OTS Grant Program Manual.

Pre-Agreement Work
No work shall commence and no costs shall be incurred prior to the grant start date or the grant agreement being fully signed and executed. Any such costs are incurred at the grantee's own risk and may not be reimbursed.

8. Approval Signatures

We, the officials named below, hereby swear under penalty of perjury under the laws of the State of California that we are duly authorized to legally bind the Grant recipient to the grant terms and conditions described herein.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

A. Grant Director

NAME: Stephon Downes
TITLE: Management Analyst
EMAIL: stephond@carpinteriaca.gov
PHONE: (805) 755-4446
ADDRESS: 5775 Carpinteria Avenue
Carpinteria, CA 93013

(Signature) *(Date)*

B. Authorizing Official

NAME: Michael Ramirez
TITLE: City Manager
EMAIL: michaelr@carpinteriaca.gov
PHONE: (805) 755-4400
ADDRESS: 5775 Carpinteria Avenue
Carpinteria, CA 93013

(Signature) *(Date)*

C. Fiscal Official

NAME: Licette Maldonado
TITLE: Administrative Services Director
EMAIL: licettem@carpinteriaca.gov
PHONE: (805) 755-4448
ADDRESS: 5775 Carpinteria Avenue
Carpinteria, CA 93013

(Signature) *(Date)*

D. Authorizing Official of Office of Traffic Safety

NAME: Stephanie Dougherty
TITLE: Director
EMAIL: stephanie.dougherty@ots.ca.gov
PHONE: (916) 509-3030
ADDRESS: 2208 Kausen Drive, Suite 300
Elk Grove, CA 95758

(Signature) *(Date)*

E. Accounting Officer of Office of Traffic Safety

NAME: Mary Khang
ADDRESS: 2208 Kausen Drive Suite 300
Sacramento, CA 95758

9. SAM Information

SAM #: DLY8Y5UGJUS7
REGISTERED ADDRESS: 5775 Carpinteria Ave.
CITY: Carpinteria
ZIP+4: 93013-2603

10. PROJECTED EXPENDITURES

FUND	CFDA	ITEM/APPROPRIATION	F.Y.	CHAPTER	STATUTE	PROJECTED EXPENDITURES

	AGREEMENT TOTAL **$25,000.00**
	AMOUNT ENCUMBERED BY THIS DOCUMENT **$25,000.00**
I CERTIFY upon my own personal knowledge that the budgeted funds for the current budget year are available for the period and purpose of the expenditure stated above, notwithstanding allocations contingent on availability of federal funds.	PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT **$ 0.00**
OTS ACCOUNTING OFFICER'S SIGNATURE / DATE SIGNED	TOTAL AMOUNT ENCUMBERED TO DATE **$25,000.00**

1. PROBLEM STATEMENT

Describe the city, county, or jurisdiction this grant will impact.
This grant will impact the City of Carpinteria, a coastal community located on the southern edge of Santa Barbara County, approximately 12 miles southeast of Santa Barbara. Carpinteria spans 2.6 square miles, with elevations ranging from sea level to 700 feet, and is home to roughly 13,000 residents. The local economy is supported by agriculture, tourism and retail, light industry, and research and development. US Highway 101 bisects the city, creating significant physical barriers that can limit safe and direct walking and biking routes, particularly for students traveling to and from school. Despite these challenges, Carpinteria is well-suited for active transportation. Its compact size (2.6 square miles) and relatively flat topography make walking and biking practical and accessible for many residents. The city also offers numerous destinations within close proximity, including parks, community gardens, the salt marsh, the beach, a vibrant downtown, and other natural and recreational amenities.

Describe the problem(s) to be addressed, supported by current and relevant crash data. (most recent calendar year data/stats).
The City of Carpinteria faces a significant and urgent pedestrian and bicycle safety challenge, as demonstrated by recent crash data and the high number of students who rely on active transportation. Between 2022 and 2024, four reported crashes involved bicyclists, all resulting in injuries, including one fatality and one crash involving a bicyclist under the age of 15—an alarming outcome for a small community. These risks are compounded by the large share of students who walk or bike to school within the Carpinteria Unified School District, which serves six public schools. Recent mobility counts show that 23% of students at Aliso Elementary walk to school. At Carpinteria Middle School, 25% of students walk and 14% bike, while at Carpinteria High School, 15% walk and 12% bike. This heavy reliance on walking and biking increases student exposure to traffic-related dangers and underscores the urgent need for targeted pedestrian and bicycle safety interventions.

Unsafe behaviors among student pedestrians and bicyclists have been identified as contributing factors to these crashes. These behaviors include riding bicycles on the wrong side of the road, biking on sidewalks, riding at excessive speeds, improper helmet use, unsafe lane changes, cell phone distractions, reckless riding near pedestrians, and failure to stop at stop signs or properly navigate intersections. The increase in bicycle-related crashes in recent years has raised concerns among parents, community members, and school staff, all of whom have emphasized the need for stronger safety education and interventions to reduce risks for students traveling to and from school.

While officially reported crash numbers appear modest, it is widely recognized that many bicycle and pedestrian incidents go unreported to law enforcement, particularly those that do not involve motor vehicles or result in severe injury. Although Carpinteria is often viewed as a walkable and bikeable community, concern for student safety remains a primary reason families do not allow their children to walk or bike to school. Contributing factors include narrow sidewalks, limited visibility due to parked vehicles, and the presence of Highway 101, which bisects the city and requires students to cross busy freeway on- and off-ramps. In addition, a state highway serves as the primary access route to the city's only high school, further increasing exposure to high-speed traffic and unsafe conditions for young road users.

Community concern regarding youth bicycle and e-bike safety has become increasingly visible in local news and public discourse. A December 22, 2025 news headline quoted a pedestrian struck by a youth bicyclist urging City Council to approve e-bike safety measures. In a recent city newsletter, the Mayor noted a "noticeable rise in bike-related crashes, particularly involving e-bikes," and urged both drivers and bicyclists to slow down, follow the rules of the road, and wear helmets. These concerns have also been echoed by school leadership. On March 18, 2025, the principal of Carpinteria Middle School notified families that a student had been injured in a bicycle crash requiring emergency response, emphasizing the ongoing need for helmet use, age-appropriate and legal e-bikes, and greater awareness of traffic laws. Together, these voices reinforce the community-wide recognition that youth pedestrian and bicycle safety is a growing and urgent concern.

Define the target population the grant intends to serve and how they are affected by the problem(s).
The program is designed to serve the diverse population within the City of Carpinteria, with a primary focus on students under the age of 18 who walk or bike to school, along with their families, drivers, and the broader community. Special emphasis is placed on supporting disadvantaged students and students with disabilities. Within the Carpinteria Unified School District, 75% of students identify as minorities, and 69% are classified as socioeconomically disadvantaged, underscoring the importance of providing consistent, high-quality safety education across all public schools.

The program also prioritizes individuals with mobility challenges, including wheelchair users. These groups face significant barriers due to limited and inadequate infrastructure, particularly when crossing U.S. 101. With only three streets providing access across the highway—and one of three overpasses lacking sufficient sidewalk facilities and two of the overpasses lacking sufficient bicycle facilities altogether—safe and efficient mobility is severely constrained. This infrastructure gap disproportionately impacts vulnerable users and restricts their ability to move safely throughout the community.

Using a Safe System Approach, given the concentration of traffic on a limited number of corridors with substandard infrastructure, the program will educate pedestrians and bicyclists on safe behaviors in school zones and areas with high pedestrian and bicyclist activity. Outreach efforts will include parent engagement, targeted educational materials, and safety campaigns that emphasize yielding to pedestrians, slowing down when driving, and heightened awareness near schools. These educational materials will be posted on social media as well.

This program will implement bicycle safety training classes for students that are structured into four sessions during PE, covering helmet fitting, bicycle safety checks, clothing checks, and essential skills such as stopping, yielding, and using turn signals. Bicycles and helmets will be provided for all participants, ensuring accessibility for every student. The program includes experienced instructors, comprehensive course materials, setup and takedown support, and opportunities for PE teachers to learn the curriculum alongside students. For middle and high school levels, classes will emphasize e-bike safety, focusing on laws, helmet safety and proper fit, bike safety inspections, and understanding the differences between riding an e-bike and a manual bike, including speed and driver perception. This approach ensures students and staff are well-prepared to navigate both traditional bicycles and e-bikes safely and confidently.

By addressing the needs of students and families, the grant aims to advance safety and mobility for all members of the Carpinteria community.

2. PERFORMANCE MEASURES

A. Goals:

1. Reduce the number of persons killed in traffic crashes.
2. Reduce the number of persons injured in traffic crashes.
3. Reduce the number of pedestrians killed in traffic crashes.
4. Reduce the number of pedestrians injured in traffic crashes.
5. Reduce the number of pedestrians killed under age 15 in traffic crashes.
6. Reduce the number of pedestrians injured under age 15 in traffic crashes.
7. Reduce the number of pedestrians killed over age 65 in traffic crashes.
8. Reduce the number of pedestrians injured over age 65 in traffic crashes.
9. Reduce the number of bicyclists killed in traffic crashes.
10. Reduce the number of bicyclists injured in traffic crashes.
11. Reduce the number of bicyclists under age 15 killed in traffic crashes.
12. Reduce the number of bicyclists under age 15 injured in traffic crashes.
13. Increase bicycle helmet usage.

B. Objectives:	Target Number
1. Issue a news release announcing the kick-off of the grant by December 31st. The kick-off news releases and media advisories, alerts, and materials must be emailed to the OTS Public Information Officer at pio@ots.ca.gov, and copied to your OTS Coordinator, for approval 7 days prior to the issuance date of the release.	1

2. Participate in the following campaigns: National Walk to School Day, National Bicycle Safety Month, California's Pedestrian Safety Month and National Pedestrian Safety Month.	4
3. Distribute pedestrian/bicycle safety items to increase safety and visibility at no cost to youth or community members in need, who received traffic safety education during bicycle rodeos, presentations, workshops, trainings, and community events. Report quarterly the dates and locations where pedestrian/bicycle safety items were distributed.	4
4. Conduct observational bicycle helmet usage surveys pre and post-grant activities. Observational bicycle helmet usage surveys should occur at the start and end of the grant. A pre-survey will be required to determine the base year helmet use rate and a post-survey will be required to determine the operational rate. Pre and post surveys should be conducted at the same location. Upload completed survey to GEMS.	2
5. Distribute and properly fit OTS funded bicycle helmets at no cost to community members in need who receive bicycle helmet safety education.	50
6. Purchase bicycle helmets.	50
7. Conduct community bicycle rides providing bicycle safety education to promote safe bicycling in the community with an effort to reach bicyclists.	4
8. Execute subcontracts referenced in the budget. Prior to finalizing the subcontract, grantee should work with the OTS to ensure all costs in the sub contract are allowable. Upon execution of subcontract, upload a copy of the subcontract and request a revision to the grant budget to add new budget line items for associated costs under contractual services. If not yet executed, provide ETA.	1
9. Conduct Bicycle Safety Education and Training for students at all participating schools. Classes will typically consist of four (4) sessions during PE and will include helmet fitting, a bicycle safety check, clothing check and skills such as stopping, yielding, using turn signals, among others. Bicycles and helmets will be provided for all students. Program includes instructors, course material, set up and take down, and options for PE teachers to learn the curriculum. Classes conducted at the middle school and high school levels will focus on e-bike safety. Classes conducted at middle schools focusing on e-bike safety, classes will consist of law, helmet safety and proper fit, bike safety checks and how riding an e-bike differs from riding a manual bike, including speed/driver perception.	28

3. METHOD OF PROCEDURE

A. Phase 1 – Program Preparation (1st Quarter of Grant Year)

- Develop operational plans to implement the "best practice" strategies outlined in the objectives section.
- Conduct all training needed to implement the program, in the first quarter.
- Purchase all grant related supplies and materials to implement the program, in the first quarter.
- Items with a unit cost of $5,000 or more (including tax and shipping) must comply with the Buy America Act.

Media Requirements

- Issue a news release approved by the OTS PIO announcing the kick-off of the grant by December 31 and after the grant is signed and executed, but no sooner than October 1, the start of the grant year. The kick-off release must be approved by the OTS PIO. If you are unable to meet the December 31 deadline to issue a kick-off press release, communicate the reasons to your OTS grant coordinator and OTS PIO.

B. Phase 2 – Program Operations (Throughout Grant Year)

Media Requirements

The following requirements are for all grant-related activities:

- Send all media advisories, alerts, videos, graphics, artwork, posters, radio/PSA/video scripts, storyboards, digital and/or print educational materials for grant-related activities to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS grant coordinator. Optimum lead time would

be 7 days before the scheduled release but at least 3 business days prior to the scheduled release date for review and approval is appreciated.

- Send all PowerPoint presentations, online presentations and trainings for grant-related activities to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS grant coordinator. Certified training courses are EXEMPT from the approval process.
- The OTS PIO is responsible for the approval of the design and content of materials. The agency understands OTS PIO approval is not authorizing approval of budget expenditure or cost. Any cost approvals must come from the OTS grant coordinator.
- Pre-approval is not required when using any OTS-supplied template for media advisories, news releases, social media graphics, videos or posts, or any other OTS-supplied educational material. However, copy the OTS PIO at pio@ots.ca.gov and your OTS grant coordinator when any material is distributed to the media and public, such as a news release, educational material, or link to social media post.
- If an OTS-supplied template, educational material, social media graphic, post or video is substantially changed, the changes shall be sent to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS grant coordinator.
- News releases, social media posts and alerts on platforms such as NextDoor and Nixle reporting immediate and time-sensitive grant activities (e.g. enforcement operations, day of event highlights or announcements, event invites) are EXEMPT from the OTS PIO approval process. The OTS PIO and your OTS grant coordinator should still be notified when the grant-related activity is happening (e.g. car seat checks, bicycle rodeos, community presentations, DUI checkpoints, etc.).
- Enforcement activities such as warrant and probation sweeps, court stings, etc. that are embargoed or could impact operations by publicizing in advance are EXEMPT from the PIO approval process. However, announcements and results of activities should still be copied to the OTS PIO at pio@ots.ca.gov and your OTS grant coordinator with the embargoed date and time or with "INTERNAL ONLY: DO NOT RELEASE" message in subject line of email.
- Any earned or paid media campaigns for TV, radio, digital or social media that are part of a specific grant objective, using OTS grant funds, or designed and developed using contractual services by a subgrantee, requires prior approval.
- Social media posts highlighting state or national traffic safety campaigns (Distracted Driving Month, Motorcycle Safety Awareness Month, etc.), enforcement operations (DUI checkpoints, etc.), or any other grant-related activity such as Bicycle rodeos, presentations, or events, are highly encouraged but do not require prior approval.
- Submit a draft or rough-cut of all digital, printed, recorded or video material (brochures, posters, scripts, artwork, trailer graphics, digital graphics, social posts connected to an earned or paid media campaign grant objective) to the OTS PIO at pio@ots.ca.gov and copy your OTS grant coordinator for approval prior to the production or duplication.
- Use the following standard language in all press, media, and printed materials, space permitting: Funding for this program was provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.
- Space permitting, include the OTS logo on all grant-funded print materials, graphics and paid or earned social media campaign grant objective; consult the OTS PIO and copy your OTS grant coordinator for specifics, format-appropriate logos, or if space does not permit the use of the OTS logo.
- Email the OTS PIO at pio@ots.ca.gov and copy your OTS grant coordinator at least 21 days in advance, or when first confirmed, a short description of any significant grant-related traffic safety event or program, particularly events that are highly publicized beforehand with anticipated media coverage so the OTS has sufficient notice to arrange for attendance and/or participation in the event. If unable to attend, email the OTS PIO at pio@ots.ca.gov and your OTS grant coordinator brief highlights and/or results, including any media coverage (broadcast, digital, print) of the event within 7 days following significant grant-related event or program. The OTS PIO and your OTS grant coordinator should still be notified in advance when the grant-related activity is happening (e.g. car seat checks, bicycle rodeos, community presentations, DUI checkpoints, etc.).

- Any news releases, work plans, scripts, storyboards, artwork, graphics, videos or any educational or informational materials that received OTS PIO approval in a prior grant year needs must be resubmitted for approval in the current grant year.
- For additional guidance, refer to the OTS Grants Materials Approval Process Guidelines and FAQs .
- Email the OTS PIO at pio@ots.ca.gov or your OTS grant coordinator for consultation when changes from any of the above requirements might be warranted.

C. Phase 3 – Data Collection & Reporting (Throughout Grant Year)

1. Prepare and submit grant claim invoices (due January 30, April 30, July 30, and October 30)
2. Prepare and submit Quarterly Performance Reports (QPR) (due January 30, April 30, July 30, and October 30)

- Collect and report quarterly, appropriate data that supports the progress of goals and objectives.
- Provide a brief list of activity conducted, procurement of grant-funded items, and significant media activities. Include status of grant-funded personnel, status of contracts, challenges, or special accomplishments.
- Provide a brief summary of quarterly accomplishments and explanations for objectives not completed or plans for upcoming activities.
- Collect, analyze and report statistical data relating to the grant goals and objectives.

4. METHOD OF EVALUATION

Using the data compiled during the grant, the Grant Director will complete the "Final Evaluation" section in the fourth/final Quarterly Performance Report (QPR). The Final Evaluation should provide a brief summary of the grant's accomplishments, challenges and significant activities. This narrative should also include whether goals and objectives were met, exceeded, or an explanation of why objectives were not completed.

5. ADMINISTRATIVE SUPPORT

This program has full administrative support, and every effort will be made to continue the grant activities after grant conclusion.

FUND NUMBER	CATALOG NUMBER (CFDA)	FUND DESCRIPTION	TOTAL AMOUNT
402PS-27	20.600	State and Community Highway Safety	$25,000.00

COST CATEGORY	FUND NUMBER	UNIT COST OR RATE	UNITS	TOTAL COST TO GRANT
A. PERSONNEL COSTS				
Straight Time				$0.00
Overtime				$0.00
Category Sub-Total				$0.00
B. TRAVEL EXPENSES				
				$0.00
				$0.00
Category Sub-Total				$0.00
C. CONTRACTUAL SERVICES				
Pedestrian and Bicycle Safety Education Program ($25,000)	402PS-27	$25,000.00	1	$25,000.00
> Traffic Safety Campaigns	402PS-27	$0.00	4	$0.00
> Pre and Post Bicycle Helmet Surveys	402PS-27	$0.00	2	$0.00
> Community Bike Rides	402PS-27	$0.00	4	$0.00
> Safety Skills Classes	402PS-27	$0.00	28	$0.00
Category Sub-Total				$25,000.00
D. EQUIPMENT				
				$0.00
Category Sub-Total				$0.00
E. OTHER DIRECT COSTS				
Bicycle Helmets	402PS-27	$0.00	50	$0.00
Pedestrian/Bicycle Safety Items	402PS-27	$0.00	1	$0.00
Category Sub-Total				$0.00
F. INDIRECT COSTS				
				$0.00
Category Sub-Total				$0.00
GRANT TOTAL				**$25,000.00**

BUDGET NARRATIVE

PERSONNEL COSTS

-

TRAVEL EXPENSES

-

CONTRACTUAL SERVICES

Pedestrian and Bicycle Safety Education Program ($25,000) - Carpinteria Public Works Agency will seek a contractor to assist with fulfilling the goals and objectives of this grant. Work rendered for this program will include the following expenses: fees to provide pedestrian and bicycle safety education to students at local schools and attendees of local community events and safety fairs.

Prior to finalizing the subcontract, grantee will work with the OTS to ensure the subcontract budget and all costs are allowable. Upon execution of subcontract, grantee will provide a copy of the subcontract to the OTS and will request a grant budget revision to include the associated costs of the subcontract in the grant budget as a prerequisite for claiming these costs.

> Traffic Safety Campaigns - Participate in the following campaigns: National Walk to School Day, National Bicycle Safety Month, California's Pedestrian Safety Month and National Pedestrian Safety Month.

> Pre and Post Bicycle Helmet Surveys - Conduct pre and post-grant activities bicycle helmet usage surveys during the months of October (start of the grant) and September (end of the grant). A pre-survey will be required to determine the base year helmet use rate and a post-survey will be required to determine the operational rate. Upload completed survey to GEMS.

> Community Bike Rides - Conduct community bicycle rides providing bicycle safety education to promote safe bicycling in the community with an effort to reach bicyclists.

> Safety Skills Classes - Support bicycle safety education classes for students at elementary schools. Classes will typically take place during PE and will include helmet fitting, a bicycle safety check, clothing check and lesson-based skills such as stopping, yielding, using turn signals, among others. Bicycles and helmets will be provided. Instruction, course material, set up and take down and teacher training will be provided. Reporting will include date/location, total number of students completing each course and number of new students who learned to ride for the first time.

EQUIPMENT

-

OTHER DIRECT COSTS

Bicycle Helmets - Helmets to be distributed at no cost during bicycle rodeos and other bicycle safety related events. Cost per helmet not to exceed a Unit Cost of $20, including shipping, handling, and tax. More expensive helmets may be purchased if approved by OTS.

Pedestrian/Bicycle Safety Items - Cost may include bicycle headlights/taillights, reflectors, and reflective items such as arm and leg bands, tape, or zipper pulls; to be distributed at no cost during bicycle rodeos, on-foot pedestrian trainings, presentations, workshops, community events and other pedestrian or bicycle traffic safety related events to increase safety and visibility. Additional items may be purchased if approved by OTS.

INDIRECT COSTS

-

STATEMENTS/DISCLAIMERS

There will be no program income generated from this grant.

Salaries may include wages, salaries, special compensations, or authorized absences such as annual leave and sick leave provided the cost for the individual employee is (a) reasonable for the services rendered, and (b) follows an appointment made in accordance with state or local laws and rules and meets federal requirements.

Any non-grant funded vacancies created by reassignment to a grant-funded position must be filled at the expense of the grantee agency.

Nothing in this agreement shall be interpreted as a requirement, formal or informal, that a particular law enforcement officer issue a specified or predetermined number of citations in pursuance of the goals and objectives here under.

The OTS grant funded activities must be separate from other grant funded program activities and maintained under separate accounting tracking codes (example: the same DUI checkpoint may not be funded by both the CHP Cannabis Tax Fund and the OTS).

Benefits for personnel costs can only be applied to straight time or overtime hours charged to the grant.

Appendix A to Part 1300—Certifications and Assurances for Highway Safety Grants (23 U.S.C. Chapter 4 or Section 1906, Public Law 109-59, as amended by Section 25024, Public Law 117-58)

The officials named on the grant agreement, certify by way of signature on the grant agreement signature page, that the Grantee Agency complies with all applicable Federal statutes, regulations, and directives and State rules, guidelines, policies, and laws in effect with respect to the periods for which it receives grant funding. Applicable provisions include, but are not limited to, the following:

GENERAL REQUIREMENTS

The State will comply with applicable statutes and regulations, including but not limited to:

- 23 U.S.C. Chapter 4—Highway Safety Act of 1966, as amended;
- Sec. 1906, Public Law 109-59, as amended by Sec. 25024, Public Law 117-58;
- 23 CFR part 1300—Uniform Procedures for State Highway Safety Grant Programs;
- 2 CFR part 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards;
- 2 CFR part 1201—Department of Transportation, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

NONDISCRIMINATION
(applies to subrecipients as well as States)

The State highway safety agency [and its subrecipients] will comply with all Federal statutes and implementing regulations relating to nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

- *Title VI of the Civil Rights Act of 1964* (42 U.S.C. 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- *49 CFR part 21* (entitled *Non-discrimination in Federally-Assisted Programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964*);
- *28 CFR 50.3* (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);
- *The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970,* (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- *Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), and Title IX of the Education Amendments of 1972,* as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);
- *Section 504 of the Rehabilitation Act of 1973,* (29 U.S.C. 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27;
- *The Age Discrimination Act of 1975,* as amended, (42 U.S.C. 6101 *et seq.*), (prohibits discrimination on the basis of age);
- *The Civil Rights Restoration Act of 1987*, (Pub. L. 100-209), (broadens scope, coverage, and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);
- *Titles II and III of the Americans with Disabilities Act* (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38

The preceding statutory and regulatory cites hereinafter are referred to as the “Acts” and “Regulations,” respectively.

GENERAL ASSURANCES

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

“No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity, for which the Recipient receives Federal financial assistance from DOT, including NHTSA.”

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI of the Civil Rights Act of 1964 and other non-discrimination requirements (the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these nondiscrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

SPECIFIC ASSURANCES

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted Highway Safety Grant Program:

1. The Recipient agrees that each “activity,” “facility,” or “program,” as defined in § 21.23(b) and (e) of 49 CFR part 21 will be (with regard to an “activity”) facilitated, or will be (with regard to a “facility”) operated, or will be (with regard to a “program”) conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.
2. The Recipient will insert the following notification in all solicitations for bids, Requests For Proposals for work, or material subject to the Acts and the Regulations made in connection with all Highway Safety Grant Programs and, in adapted form, in all proposals for negotiated agreements regardless of funding source:
   “The [name of Recipient], in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.”
3. The Recipient will insert the clauses of appendix A and E of this Assurance (also referred to as DOT order 1050.2A) [1] in every contract or agreement subject to the Acts and the Regulations.
4. The Recipient will insert the clauses of appendix B of DOT Order 1050.2A, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a Recipient.
5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.
6. That where the Recipient receives Federal financial assistance in the form of, or for the acquisition of, real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.
7. That the Recipient will include the clauses set forth in appendix C and appendix D of this DOT Order 1050.2A, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:
   a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
   b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the

form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligates the Recipient, or any transferee for the longer of the following periods:
    a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
    b. the period during which the Recipient retains ownership or possession of the property.
9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub- grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.
10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the State highway safety agency also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing NHTSA's access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by NHTSA. You must keep records, reports, and submit the material for review upon request to NHTSA, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

The State highway safety agency gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the Highway Safety Grant Program. This ASSURANCE is binding on the State highway safety agency, other recipients, sub-recipients, sub-grantees, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the Highway Safety Grant Program. The person(s) signing below is/are authorized to sign this ASSURANCE on behalf of the Recipient.

THE DRUG-FREE WORKPLACE ACT OF 1988 (41 U.S.C. 8103)

The Subgrantee will provide a drug-free workplace by:
- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace, and specifying the actions that will be taken against employees for violation of such prohibition;
- b. Establishing a drug-free awareness program to inform employees about:
    1. The dangers of drug abuse in the workplace;
    2. The grantee's policy of maintaining a drug-free workplace;
    3. Any available drug counseling, rehabilitation, and employee assistance programs;
    4. The penalties that may be imposed upon employees for drug violations occurring in the workplace;
    5. Making it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- c. Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—
    1. Abide by the terms of the statement;
    2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;
- d. Notifying the agency within ten days after receiving notice under subparagraph (c)(2) from an employee or otherwise receiving actual notice of such conviction;
- e. Taking one of the following actions, within 30 days of receiving notice under subparagraph (c)(2), with respect to any employee who is so convicted—
    1. Taking appropriate personnel action against such an employee, up to and including termination;
    2. Requiring such employee to participate satisfactorily in a drug abuse assistance or

rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of all of the paragraphs above.

POLITICAL ACTIVITY (HATCH ACT)
(applies to subrecipients as well as States)

The State will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

CERTIFICATION REGARDING FEDERAL LOBBYING
(applies to subrecipients as well as States)

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions;
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

   This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31,
   U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

RESTRICTION ON STATE LOBBYING
(applies to subrecipients as well as States)

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (*e.g.,* “grassroots”) lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION
(applies to subrecipients as well as States)

INSTRUCTIONS FOR PRIMARY TIER PARTICIPANT CERTIFICATION (STATES)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.
4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms **covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded,** as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website
(*https://www.sam.gov/*).
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate the transaction for cause or default.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS—PRIMARY TIER COVERED TRANSACTIONS

1. The prospective primary tier participant certifies to the best of its knowledge and belief, that it and

its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;
b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the prospective primary tier participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

INSTRUCTIONS FOR LOWER TIER PARTICIPANT CERTIFICATION

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms **covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded,** as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (*https://www.sam.gov/*).
8. Nothing contained in the foregoing shall be construed to require establishment of a system of

records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION—LOWER TIER COVERED TRANSACTIONS

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

BUY AMERICA
(applies to subrecipients as well as States)

The State and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

CERTIFICATION ON CONFLICT OF INTEREST
(applies to subrecipients as well as States)

GENERAL REQUIREMENTS
No employee, officer, or agent of a State or its subrecipient who is authorized in an official capacity to negotiate, make, accept, or approve, or to take part in negotiating, making, accepting, or approving any subaward, including contracts or subcontracts, in connection with this grant shall have, directly or indirectly, any financial or personal interest in any such subaward. Such a financial or personal interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or personal interest in or a tangible personal benefit from an entity considered for a subaward. Based on this policy:

1. The recipient shall maintain a written code or standards of conduct that provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents.
    a. The code or standards shall provide that the recipient's officers, employees, or agents may neither solicit nor accept gratuities, favors, or anything of monetary value from present or potential subawardees, including contractors or parties to subcontracts.
    b. The code or standards shall establish penalties, sanctions, or other disciplinary actions for violations, as permitted by State or local law or regulations.
2. The recipient shall maintain responsibility to enforce the requirements of the written code or standards of conduct.

DISCLOSURE REQUIREMENTS

No State or its subrecipient, including its officers, employees, or agents, shall perform or continue to perform under a grant or cooperative agreement, whose objectivity may be impaired because of any related past, present, or currently planned interest, financial or otherwise, in
organizations regulated by NHTSA or in organizations whose interests may be substantially affected by NHTSA activities. Based on this policy:

1. The recipient shall disclose any conflict of interest identified as soon as reasonably possible, making an immediate and full disclosure in writing to NHTSA. The disclosure shall include a description of the action which the recipient has taken or proposes to take to avoid or mitigate such conflict.
2. NHTSA will review the disclosure and may require additional relevant information from the recipient. If a conflict of interest is found to exist, NHTSA may (a) terminate the award, or (b) determine that it is otherwise in the best interest of NHTSA to continue the award and include appropriate provisions to mitigate or avoid such conflict.
3. Conflicts of interest that require disclosure include all past, present, or currently planned organizational, financial, contractual, or other interest(s) with an organization regulated by NHTSA or with an organization whose interests may be substantially affected by NHTSA activities, and which are related to this award. The interest(s) that require disclosure include those of any recipient, affiliate, proposed consultant, proposed subcontractor, and key personnel of any of the above. Past interest shall be limited to within one year of the date of award. Key personnel shall include any person owning more than a 20 percent interest in a recipient, and the officers, employees or agents of a recipient who are responsible for making a decision or taking an action under an award where the decision or action can have an economic or other impact on the interests of a regulated or affected organization.

PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE
(applies to subrecipients as well as States)

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

POLICY ON SEAT BELT USE

In accordance with Executive Order 13043, Increasing Seat Belt Use in the United States, dated April 16, 1997, the Grantee is encouraged to adopt and enforce on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential initiative. For information and resources on traffic safety programs and policies for employers, please contact the Network of Employers for Traffic Safety (NETS), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. You can download information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives at *www.trafficsafety.org*. The NHTSA website (*www.nhtsa.gov*) also provides information on statistics, campaigns, and program evaluations and references.

POLICY ON BANNING TEXT MESSAGING WHILE DRIVING

In accordance with Executive Order 13513, Federal Leadership On Reducing Text Messaging While Driving, and DOT Order 3902.10, Text Messaging While Driving, States are encouraged to adopt and enforce workplace safety policies to decrease crashes caused by distracted driving, including policies to ban text messaging while driving company-owned or rented vehicles, Government-owned, leased or rented vehicles, or privately-owned vehicles when on official Government business or when performing any work on or behalf of the Government. States are also encouraged to conduct workplace safety initiatives in a manner commensurate with the size of the business, such as establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving, and education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

AGENDA ITEM NO. 12

This item will be available by Friday, September 11, 2026.

AGENDA ITEM NO. 13

This item will be available by Friday, September 11, 2026.

Agenda Section: Public Hearing
Agenda Item No.: 14
Council Meeting Date: September 14, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

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

STAFF RECOMMENDATION

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

Sample Motion 1: I move to accept the Appeal for the Council's consideration.

Sample Motion 2: I move to adopt Resolution No. 6495, as read by title only, thereby affirming the Planning Commission's decision to approve the project as submitted.

CONSIDERATION OF APPEAL

On June 1, 2026, the Planning Commission approved a Development Plan, Lot Line Adjustment, and Coastal Development Permit to allow the construction of 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 an adjustment to the common lot line with the adjacent property at 355 Linden Avenue.

Pursuant to Carpinteria Municipal Code (CMC) §14.78.040, the Planning Commission's decision was subject to a 10-day appeal period. Prior to the close of this appeal period on June 11, 2026, at 5:00 p.m., Marilyn Jenkins submitted a written appeal to the City Clerk. The filed appeal application and supporting documentation are provided as Attachment C.

The CMC provides that, upon filing an appeal, the City Council may: (1) approve the action of the Planning Commission and deny the appeal, without a public hearing, or (2) accept the appeal and review the action taken by the Planning Commission, and either affirm, modify, or reverse the Planning Commission's decision (CMC §14.78.040. 5.). In order to protect the appellant's right to due process and right to a hearing, staff recommends that the City Council accept the appeal and conduct a de novo hearing on the project.

STANDARD OF REVIEW

The CMC provides that consideration of the appeal is not limited to the grounds stated by the appellant (CMC §14.78.040 4.). The appeal is treated as a "de novo" hearing on the project in that the Council may consider any information submitted prior to or at the public hearing, including the entire record of the Planning Commission's decision. The Council's role is to review the project in light of the entire record and render its decision as if it were the original decision-maker exercising its independent judgment. The Council shall affirm, reverse, or modify the Planning Commission's decision (CMC §14.78.040 5.).

This City Council hearing has been duly noticed. All property owners within 300 feet and all occupants within 100 feet of the subject property were mailed a notice, and publication in the local newspaper, the Coastal View News, was provided.

BACKGROUND

The following sub-sections provide pertinent background concerning the proposed project description, site setting, regulatory setting, environmental review, and review by the City's Architectural Review Board and Planning Commission.

Project Description

The requested Development Plan would allow the construction of a new 3,520 square-foot two-story single-family dwelling and a detached 840-square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912-square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden Avenue property. Approximately 67 cubic yards of soil would be imported for site preparation. Vehicular access would be from Dorrance Way via the new driveway.

The project includes a Lot Line Adjustment (LLA) between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an “L” shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,537.5-square-foot rectangular parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for the new driveway to provide ingress and egress from Dorrance Way to the proposed garage.

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

Proposed plans are included in Attachment A, Exhibit 2. Story poles for a prior design were erected on April 14, 2025, and are substantially similar in height and locations as the current proposal; photographs of the story poles can be found in Attachment B.

Site and Neighborhood Characteristics

The project site consists of two separate parcels. The property at 355 Linden Avenue (Parcel A) is located at the corner of Linden Avenue and Dorrance Way and is presently developed with a 2,460-square-foot two-story residential structure and a 912-square-foot detached garage. The property at 333 Linden Avenue (Parcel B) is a vacant parcel that is 5,287 square feet in size and is located in-between the 355 Linden Avenue property and the adjacent residence to the south owned by the appellant at 301 Linden Avenue. Parcel B has been historically conveyed and treated as a singular property with Parcel A, however, the City’s Surveyor reviewed and confirmed that Parcels A and B are in fact separate legal lots.

The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story residence with accessory structures and The Spot restaurant to the north, Linden Field and the Carpinteria State Beach campgrounds to the east (across Linden Avenue), a two-story single-family residence to the south, and a vacant lot and residences to the west. The general vicinity contains a mix of one- and two-story residential structures, and a mix of single- and multi-family residences of varying sizes, architectural styles, and age.

Regulatory Setting

The project site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area

identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

Proposed development in the PRD-20 zone district is subject to review and approval of a discretionary Development Plan and Coastal Development Permit. The Lot Line Adjustment is required to change the common lot line shared between the two parcels.

Environmental Review

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence with a detached garage. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 5 Exemptions allow for minor lot line adjustments that do not result in the creation of a new parcel. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for rare, threatened, or endangered species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, a detached garage, associated grading (including utility trenches and over-excavation and recompaction for the foundation), landscaping improvements, and a lot line adjustment that would not create a new parcel; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

Staff has also reviewed the exceptions to categorical exemptions contained in CEQA Guidelines Section 15300.2 and determined that none apply to the proposed project. The project is located on a previously disturbed infill site within a developed residential neighborhood and would not affect scenic highways, designated hazardous waste sites, historic resources, or environmentally sensitive habitat. Further, there is no substantial

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

evidence that the project presents unusual circumstances or would result in significant cumulative or other environmental impacts. Therefore, the categorical exemptions identified above remain applicable.

The proposed CEQA Notice of Exemption is included as Attachment D.

Architectural Review Board (ARB)

Concept Review

A concept proposal, Project 22-2177-CON, for a duplex on this site was previously reviewed by the Architectural Review Board (ARB) on December 15, 2022 prior to the formal project application submittal on July 13, 2023. (Note that the formal application was originally also for a duplex, and the plans were later revised to a single-family dwelling.) The ARB had the following comments on the concept proposal for this site:

- The architecture is very “Santa Barbara” style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Increase the setbacks and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new duplex on the site was submitted on July 13, 2023, and subsequently revised plans for a Spanish/Mediterranean style 3,251-square-foot two-story single-family residence with an attached 426-square-foot two-car garage, for a total size of 3,677 square feet with a maximum height of 24.42 feet, were submitted in December 2024. The proposal for the single-family residence received preliminary review by the ARB on May 1, 2025. At that meeting, one neighbor spoke and submitted a comment letter raising concerns about privacy, the height and size of the residence, and the architectural style. A second neighbor submitted a comment letter with concerns about privacy and sea level rise impacts.

The ARB reviewed the design for the single-family dwelling and voted 4-0 to continue the project to a future meeting with the following comments:

- The Spanish/Mediterranean style is acceptable,
- The “muscular” massing should be scaled down to a scale similar to the residence at 355 Linden Avenue,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,

- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed to accommodate a new driveway.

The plans were revised in response to the ARB comments, and received a second preliminary review by the ARB on November 13, 2025. The changes made to the proposed residence included:

- A Lot Line Adjustment was incorporated into the project which would reconfigure the lot line between the property at 355 Linden Avenue (which is currently an "L-shaped" parcel) and the project site to create two parallel rectangular parcels of equal size at 7,537 square-feet;
- The size of the residence was increased by 189 square feet and a new 356-square-foot covered porch was added to the rear of the residence;
- The plate heights on the second story were reduced to a range of 7.5-feet to 9.5-feet, which lowered the overall height from 24.42-feet to 23.83-feet, a reduction of seven inches;
- The floor plan was reconfigured with the main living area accessible to the backyard and the residence was reduced from five bedrooms to four bedrooms with a den;
- Pop-outs with open gable roofs were added to the side and rear elevations to articulate the massing;
- The design was "softened" with more Mediterranean style details and features such as: additional arched windows, adding Santa Barbara stone accents to the front and side walls, the roof pitch on the second story was raised from 2.5:12 to 4:12, the incorporation of shallow or no roof overhangs, additional scallop details in the stucco below the areas without a roof overhang, and an additional tiled arch surround on the northern garage window;
- The second floor was stepped in from the first floor at distances ranging from 7-feet to 2-feet on the sides and set back 18.5 feet from the front;
- The landscaping plan was revised to include a variety of ornamental flowering shrubs and grasses, in addition to perimeter hedges and a lawn area with olive trees in the rear yard; and
- The proposal continued to retain the existing 30-inch diameter native Platanus racemosa (Western Sycamore) that is located at the front of the property, and a tree protection plan was prepared for the project (see Sheet TPP0.0 in Attachment A, Exhibit 2).

No public comment letters were submitted for the second ARB meeting; however, one member of the public spoke with concerns about the existing hedge height blocking views of the story poles, suspicions that the new residence would be a vacation rental, and concerns over the size of the proposed residence. The ARB members were

generally supportive of the revised design, and voted 4-0 (Woolf recused) to recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- A tree should be added in the planter on the north side of the driveway;
- Additional landscaping should be added along the common property line with the adjacent residence at 355 Linden Avenue; and
- Consider a darker cream/beige stucco color, similar to the color of the stucco at Dart Coffee in Linden Square.

The plans were updated in response to the ARB comments with the following changes:

- The landscaping plan was updated to include an olive tree and additional shrubs along the northern property line to soften views from the street; and
- The proposed color for the stucco is Navajo White, due to the subsequent Final ARB approval of the new adjacent residence at 4949 Dorrance Way with a darker cream/beige stucco color (Greek Villa), and the desire to avoid two houses with the same color in close proximity.

Copies of the approved ARB Meeting Minutes from December 15, 2022; May 1, 2025; and November 13, 2025 are included in Attachment E.[2]

Planning Commission (PC) Review

The Planning Commission initially reviewed the project on February 2, 2026. At that meeting, four members of the public spoke with concerns about the new residence becoming a vacation rental, safety issues with the proposed new driveway on Linden Avenue, the size of the proposed residence, impacts to private mountain views, and concerns with the neighborhood compatibility of the design. One of the speakers also submitted a public comment letter which reiterated their spoken comments.

The Planning Commission had mixed comments on the proposal. Some expressed concerns that the proposed residence was too large and not compatible with the neighborhood, hesitancy about the possibility of the new residence becoming a vacation rental, reluctance to allow the removal of one of the iconic palm trees on Linden Avenue. Other Commissioners expressed support for the proposal as a reasonable improvement on the site that would improve the quality of the City's housing stock. There was, however, unanimous concern among the Commission about the safety

[2] The corresponding ARB Staff Reports can be found on the City's website here:
December 15, 2022
https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1156&meta_id=76023
May 1, 2025
https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1629&meta_id=104237
November 13, 2025
https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1746&meta_id=111220

concerns associated with a new driveway on Linden Avenue, and a shared preference that the driveway access should be relocated to Dorrance Way. After a lengthy discussion, the Commissioners voted 3-2 (Commissioners Benefield and VanAntwerp opposed) to continue the item with direction to the applicant to revise the project so that the garage would be relocated to the rear of the property with access from Dorrance Way, and that the overall footprint of the residence, as it relates to the front setback, would not substantially be changed.

On June 1, 2026[3], the project returned to the Planning Commission for continued review. The revised project addressed the Commission's previous comments by removing and replacing the Linden Avenue-facing driveway and garage with a new detached garage located at the rear of the property and access taken from Dorrance Way via a proposed 15-foot-wide easement over 355 Linden Avenue. The front of the residence remained set back 20-feet from Linden Avenue, now with a living room facing the street instead of a garage. The overall size of the residence was reduced by 346 square-feet with the new detached garage layout, and the number of bedrooms was reduced from five down to four. Although the size of the residence itself was reduced, the total overall square footage of the project increased by 494 square feet due to the newly proposed detached three-car garage. The rear covered porch was eliminated, and replaced with a courtyard between the residence and the detached garage. The revised proposal continued to retain the native sycamore tree in the front yard, and by eliminating the driveway from the Linden Avenue frontage, the palm street tree in front of the property was also able to be saved.

At the June 1st meeting, the Commissioners were generally pleased with the elimination of the driveway from Linden Avenue. Two members of the public spoke with continued concerns about the size of the proposed residence, neighborhood compatibility, and the possibility of the new residence becoming a vacation rental. Despite the shared support for the revised garage and driveway arrangement, the Planning Commissioners continued to have mixed opinions on the project, primarily regarding the size of the proposed residence and neighborhood compatibility. The Commissioners ultimately voted 3-2 (Commissioners Benefield and VanAntwerp opposed) to approve the project as presented.

Additional details concerning the Planning Commission's review of the project, including copies of the February 2, 2026 and June 1, 2026 PC Staff Reports, Hearing Minutes, and any public comment letters received by the Commission, are provided as Attachment F and Attachment G, respectively.

DISCUSSION

This section provides a summary of the filed appeal, and staff's responses thereto.

[3] The project was scheduled to be reviewed by the Planning Commission at their May 4, 2026 meeting, but the applicant requested a continuance to the June 1, 2026 meeting.

Pursuant to CMC §14.78.040, the appellant must state specifically in the appeal wherein the decision of the Planning Commission is not in accord with the purposes of the Zoning Code or where it is claimed that there was an error of discretion by the Planning Commission. The appellant included a letter explaining the reasons for the appeal, which included an alleged failure of the Planning Commission to make the legally supported findings and to adequately evaluate the cumulative impact of this project with others in the area.

In the appeal letter, the appellant asserts that the Planning Commission, *"failed to make legally-supported findings,"* when they approved the project, citing *"errors of discretion,"* due to the project's *"inconsistency with the general plan, zoning laws, residential guidelines, natural resource and historic city gateway preservation."* The letter then goes on to describe how the proposal does not conform to two of the goals in the Residential Design Guidelines for the Beach Neighborhood, or the Community Design Element, and how the assenting Commissioners were in error. The appellant notes several times that the assenting Commissioners did not give reasons why the proposed project should be approved, but the dissenting Commissioners clearly stated their reasons for not supporting the project. The appellant expressed concerns regarding the size and scale of the proposed residence in relation to the neighborhood and in relation to other recently-approved new homes in the immediate vicinity, and the cumulative impact of projects on adjacent properties that are also owned by the applicants.

However, the appellant's letter does not include any evidence of how the Planning Commissioner's decision was inconsistent with the General Plan/Local Coastal Plan or the Zoning Code. Specific objectives and/or policies were not cited to substantiate the appeal, nor were any inconsistencies with the development standards of the zoning code identified. Additionally, the Beach Neighborhood Residential Design Guidelines are not binding regulations. The other recently approved projects in the area, of which none were appealed, were reviewed on their individual merits and do not depend on the other projects for approval or viability.

Staff's detailed policy consistency analysis provided below and in the Planning Commission's findings for approval included in Attachment A, Exhibit 1, demonstrate the project's consistency with the applicable development standards, policies, and findings used to evaluate this project. A table that shows the size of this proposal in relation to other new single-family residences in the Beach Neighborhood that the Planning Commission has recently approved is included as Attachment H. This proposal is the largest of the recent approvals, but the lot is also significantly larger than all but one of the newly approved residences.

The Planning Commission was able to make all of the necessary findings for approval, which in turn means the project was also found to be consistent with all applicable zoning requirements and General Plan/Coastal Plan policies. Further, a city has broad discretion to interpret its ordinances and policies so long as its interpretation is not clearly erroneous (See *San Francisco Tomorrow v. City & Cty. of San Francisco* (2014)

228 Cal.App.4th 1239, 1252; *City of Walnut Creek v. Cty. of Contra Costa* (1980) 101 Cal.App.3d 1012, 1021.). A project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment. State law does not require perfect conformity between a proposed project and the applicable General Plan (*San Francisco Tomorrow*, 228 Cal.App.4th at 1252.).

With respect to the Commissioners' reasons to approve or deny a project, it is customary for staff to provide a consistency analysis in the staff report and provide a general overview of that analysis for the decision makers to consider during the hearing. Often, the ARB and Planning Commission appropriately focus their deliberations on the key aspects or pertinent details of a proposed project, rather than providing a policy-by-policy accounting of their agreement with staff's analysis. If there are questions or debate concerning a particular element of a project or the analysis provided by staff, the ARB members or Commissioners discuss it further during the hearing, among themselves and with staff as needed. Ultimately, if the Commission majority is able to make all of the required findings for approval, it necessarily means they have also found the project consistent with all applicable policies and requirements.

In light of the above evidence presented in response to the appeal, and the policy consistency analysis provided below, staff believes that the Commission did not commit an error or abuse of discretion in rendering their decision on the project. Therefore, staff believes that the findings and action of the Planning Commission to approve the project are valid.

POLICY CONSISTENCY

The discussion below provides an analysis of the revised project in terms of its compliance with the development standards of Title 14, Zoning, and Title 16, Subdivisions, of the Carpinteria Municipal Code (CMC), and with the objectives and policies of the City's General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code (CMC)

CMC Title 14, Zoning

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission, or City Council.

The following table identifies the project's conformance with applicable Planned Residential Development District and other CMC requirements:

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
Setbacks		
Front (Linden Avenue)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	60 feet from centerline of street; 20 feet from property line
Side (North)	5 feet	5 feet
Side (South)	5 feet	5 feet
Rear (West)	15 feet	24.5 feet
Height	30 feet max.	24.08 feet max.
Building Coverage	50% max. (3,768 square feet)	30.2% (2,277 square feet)
Open Space & Landscaping	20% min. (1,507 square feet)	45% (3,401 square feet)
Density	20 units/acre (3 units max.)	1 unit
Parking	2 garage spaces	3 garage spaces
Driveway Width	16 feet max.	12 feet

As summarized in the above development standard table, the proposed project as currently designed complies with all applicable standards of the PRD-20 zoning district, and is not seeking any modifications or variances from the applicable standards.

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission or City Council must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan*.
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the*

property or any easements granted to any public agency or required as a condition of approval.

e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*
f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The Planning Commission majority previously determined that all of the necessary findings could be made. The proposed project was found to be consistent with the type and intensity of development anticipated in urbanized areas of the City's beach neighborhood. The project is an in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested Lot Line Adjustment, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any public easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

Demolition of the Detached Garage at 355 Linden Avenue

The rear wall of the existing detached 912-square-foot garage at 355 Linden Avenue encroaches approximately six inches onto the property at 333 Linden Avenue. During the project review, the applicant team opted to demolish the encroaching garage instead of including a re-alignment of that section of the common property line with the Lot Line Adjustment proposal. In the future, under a separate permit application, the applicant team plans to make improvements to the property at 355 Linden Avenue which will likely include a new garage structure. The demolition of the garage, which would temporarily result in no covered parking onsite, is permissible under the provisions of AB 2097, which prohibits the City's ability to require a minimum number of dedicated onsite parking spaces for residential uses within one-half mile of the Amtrak Station. As such, current State law supersedes the CMC requirements for residential parking spaces.

CMC Title 16, Subdivision Requirements

Title 16 of the Carpinteria Municipal Code (CMC) regulates land subdivisions, mergers, and lot line adjustments in conformance with the California Subdivision Map Act. For the proposed lot line adjustment, neither a tentative or final parcel map is required pursuant to the exception listed in CMC §16.12.010.E, which states, "A lot line adjustment between two or more existing adjacent parcels [is exempt from the requirements of this Title], where the land taken from one parcel is added to an adjacent parcel, and where a

greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the planning commission." The proposed lot line adjustment meets this exception as it would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. Thus, the lot line adjustment would result in two equally sized rectangular parcels that conform to the current 7,000 square-foot minimum lot size for a residential parcel.

Additionally, the maximum density allowed for both parcels combined would remain at a total of six units. The maximum density in the PRD-20 zone district is 20 units per acre. Presently, the 9,787.5-square-foot parcel at 355 Linden Avenue could contain up to four units, and the 5,287.5-square-foot parcel could contain up to two units, for a total of six units. The lot line adjustment would result in two 7,537.5-square-foot parcels, which could each contain up to three units, for a combined total of six units. As such, the lot line adjustment would not increase the total allowed density between the two lots.

For more detail, see the attached Lot Line Adjustment Site Plan and Exhibit included in Attachment A, Exhibit 2.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is located within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is*

incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.

The proposed project represents an in-fill development project that would result in a gain of one dwelling unit on a site located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to three units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are developed in a manner that is consistent with the rest of the City's policies and regulations, as discussed in this staff report.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and bicyclists. Sidewalks line both sides of the street in this area, and a bike lane runs along the western (southbound) side of Linden Avenue. The revised proposal eliminates the driveway that would have backed-out onto Linden Avenue, thus retaining the existing pedestrian and vehicular traffic patterns on Linden Avenue. The new driveway access from Dorrance Way would result in "head-out" egress onto a less busy side street, which would allow better visibility for pedestrians and traffic safety.

Open Space, Recreation, & Conservation Element

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site contains a 30-inch diameter Platanus racemosa (Western Sycamore). Through the course of the project design, the applicant has modified the layout of the

proposed residence to retain the sycamore tree and protect the critical root zone to the maximum extent feasible. An arborist has prepared a Tree Protection Plan which includes measures to protect the tree and its roots during site preparation and construction (see Sheet TPP0.0 in Attachment A, Exhibit 2). The recommendations included in the Tree Protection Plan have been incorporated into the project conditions of approval. Likewise, the revised proposal to locate the garage at the rear of the lot and take access from Dorrance Way would allow the existing palm tree along the Linden Avenue frontage to remain in place. While not native, these trees are important to the character and visual setting of Linden Avenue through the downtown and beach neighborhood.

Safety Element

Objective S-4: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

The project site is not currently located in the designated 100-year floodplain according to the current Floor Insurance Rate Maps (FIRM) for the area. However, the site is located in an area projected to become vulnerable to flooding impacts in future decades. These vulnerabilities are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts in the event of five-feet or more of sea level rise.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site due to its location just outside of the applicable area, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations to be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site, although such changes could increase the perceived height or scale of new development.

Noise Element

Objective N-5: *The City will minimize the effects of nuisance noise effects on sensitive land uses.*

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular cottage and Craftsman style residences ranging from one to two stories. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just north of the project site (355 Linden Avenue). The size, massing, and height of the proposed residence in relation to the lot size is comparable to other newer two-story structures in the vicinity, as shown in Attachment H. Additionally, the height is lower than the adjacent two-story residence to the north, but higher than the adjacent two-story cottage to the south, so the residence would create a "stepped-down" transition between the existing adjacent structures on Linden Avenue.

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

Although views of the ocean and mountains are available from the site, the proposed project would not significantly block any public views as the building footprint, location, and massing are generally in line with adjacent development to the north and south. Additionally, the primary public view corridors to both the mountains and ocean up and down Linden Avenue would remain unhindered.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

Objective CD-10: *Areas with attractive frontages designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10b: *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

The proposed site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and vehicles. Welcoming features to the proposed unit include large windows, doors, and balconies facing Linden Avenue and a low stucco wall with a wooden gate around the front yard area. Landscaping is proposed along the sidewalk in front of the wall and within the enclosed front yard. The revised layout relocated the garage to the rear of the property, so the garage would no longer be highly visible from the street and there would no longer be a driveway interrupting the sidewalk in this area. A walkway would be provided from the sidewalk through the front yard to the residence's primary entrance. The low 3.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way. These design features were found to be consistent with the above objective and policies.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

An ornamental sconce is proposed on the front of the residence near the pathway to the entrance. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board and on Sheet A6.0 of the plans in Attachment A, Exhibit 2. The specifications for the exterior light fixtures would be reviewed during Final ARB review for consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects*

to comply with and exceed the minimum energy requirements of the City's Uniform Codes.

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including roof-mounted solar panels. Future site landscaping would be expected to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-*

story elements, visible pitched roofs should be required to prevent the buildings from "walling off" the beach from the town.

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed residence design would be articulated with plate heights ranging from 7.5- to 9.5-feet, a combination of gable, hip, and shed roofs, with portions of the elevations "popped-out" and stepped back in various locations. The second story balconies add further depth to the proposal. A 3.5-foot-tall stucco wall with a wooden gate and landscaping would separate the private front yard area from the street. The lower-level finished floor would be approximately eight-inches above existing grade. The design of the proposed residence consists of varying one- and two-story elements, to avoid a "boxy" building design. The proposal fits in with the architectural scale and character of the adjacent structure at 355 Linden Avenue and the recently approved new residence at 4949 Dorrance Way. The project has been redesigned in response to the Planning Commission's previous comments with a detached three-car garage at the rear of the property, with access from Dorrance Way. As such, the project improves its compliance with Objective CDS1-2 and now complies with Implementation Policy 4, above. Overall, both staff and the Planning Commission found that the revised project could be found consistent with all of the above-listed objectives and policies.

Beach Neighborhood Residential Design Guidelines

The Beach Neighborhood Residential Design Guidelines augment the Community Design Element by providing guidance to evaluate projects as they go through the design review process. The Guidelines are intended to be used in coordination with the Community Design element objectives and policies as a tool to assist the ARB when evaluating the compatibility and context of a proposal in addition to its architectural merit. The Guidelines are suggestions, not absolute requirements for the basis of approval or denial of a project.

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the left side of the East Elevation on Sheet A3.1 of the plans in Attachment A, Exhibit 2.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The proposed size, bulk, and scale of the revised residence appear to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, and the second story plate heights and overall height have been reduced to better relate to the immediately adjacent residences. The size of the proposal is commensurate to the size of the lot, as shown in Attachment H. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, however the variety of architectural styles, massing, and colors/materials help to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the second story balconies. The proposal complies with DG 4 with the second story at 28.5% of the total square footage (including the detached garage). The proposed second-story is stepped back 18.5-feet from the lower ground floor façade, so the proposal complies with DG 5. The maximum height of the proposed residence would be 24.08-feet, so the proposal is compliant with DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as large, r windows or off-set wall planes.*

The proposed front and rear façades are 35-feet wide, and the sides are longer. The elevations incorporate off-set wall planes, varying plate heights, a variety of window sizes and shapes, a stone wrap around the front of the residence, stone accent walls, and wooden trellis accents. The façades of the detached garage would be articulated with wooden garage doors, windows, doors, and an accent stone wrap around the base. These elements appear to meet the intention of DG 10.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the proposed roof incorporates front-and rear-facing gables, small open gables over the pop-outs along the sides, and a shed roofs above the front living room and primary bath windows. The detached garage would have a hipped roof. These variations break up the roof mass and appear to comply with the intention of DG 12. A roof plan with more information on the roof design and layout can be found on Sheet A2.2 of the enclosed plans in Attachment A, Exhibit 2.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The front yard would be surrounded by a proposed 3.5-foot-tall stucco wall with a wooden gate for access. The gate would open from Linden Avenue into the front yard area. The low wall and gate would create an open feeling between the public and private spaces. The former garage area at the front of the residence has been repurposed as a living room with a large bank of windows facing the street, and features a large balcony above on the second floor. The main entry to the home faces Linden Avenue, but is set back farther into the lot interior and accessed by a decorative walkway from the front door.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

As discussed above, the project has been redesigned with a detached three-car garage located at the rear of the property with access via an easement from Dorrance Way, as preferred by DG 17. The garage has been designed with three separate wooden doors and a stone wrap around the base to break up the elevation. The garage wall that faces the residence would have two sets of sliding doors. The roof over the garage and sliding doors would be detailed with exposed wooden beams, rafter tails, and supports. These

elements enhance the aesthetics of the detached garage as described in DG 18, above, and architecturally relate to the design and detailing of the primary residence.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including stucco scallops along the roof edges, stone accents, wooden doors and gates, and lanterns are fine details that further embellish the quality of the design. The front second story balcony over the living room would primarily overlook the street and would be located approximately 16-feet away from the northerly neighboring residence, which is also two stories and located towards the street. The smaller front second story balcony would overlook the front entry and would be set back approximately 60-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Lastly, the rear second story balcony would overlook the courtyard, detached garage, and rear driveway.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscape/hardscape plan has been prepared to work around the existing sycamore tree. The hardscape materials include permeable pavers for a portion of the front yard, north side pathway, courtyard, and driveway areas. The front walkway, balance of the front yard, and south side pathway would be flagstone. The area near the trunk of the sycamore tree, would be gravel mulch. Landscaping includes fruitless olive trees with flowering shrubs and grasses in the front, side hedges, fruitless olive trees with planters in the courtyard, and a ribbon driveway. Shrubs would be planted around the perimeter of the site with planters in front of the wall along Linden Avenue to provide a buffer along the street frontage.

DG 32: *Exposed walls should be finished with stone, stucco or other aesthetic treatment.*

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a new 3.5-foot-tall stucco wall with a wooden gate is proposed to enclose the front yard area. This style of wall is consistent with the proposed Spanish/Mediterranean style of architecture for the residence. A landscaped planter is proposed in front of the wall to provide screening and softening.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

The proposed plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The proposed conditions of approval require that the ARB review the specifications for the proposed exterior lighting for compliance with the above measure and the City's general night-sky friendly lighting policies.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a four-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

FINANCIAL CONSIDERATIONS

Appeals

To file an appeal of a Planning Commission decision, said appeal must be accompanied by a filing fee. The filing fee is intended to help offset staff time and resources devoted to the processing of the appeal and preparation of hearing materials. At the time the appeal was filed, the filing fee was $1,396.00, per the FY2025-2026 Master Fee Schedule. The requisite filing fee was submitted by Ms. Jenkins as part of her appeal submittal to the City Clerk.

Development Impact Fees (DIFs)

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees (DIFs). If the project were approved as submitted, it would be subject to the fees as shown in the following tables. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

Estimated Development Impact Fees

For one new single-family residential unit, based on 3,520 square-feet of new habitable area.

Fee Type	Fee Per Square-Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.13	$457.60
Highway Interchanges & Bridges	$1.73	$6,089.60
Traffic Control Facilities	$0.20	$704.00
General Facilities & Equipment	$0.98	$3,449.60
Storm Drainage Facilities	$1.83	$6,441.60
Quimby/Parkland Acquisition	n/a	$0.00
Parks and Recreational Facilities	$5.80	$20,416.00
Aquatics Facilities	$0.35	$1,232.00
TOTAL DIFs		**$38,790.40**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	$3,261.59	$3,261.59
Fire Protection Certificate	$229.00	$229.00
Carpinteria Sanitary District		
Development Impact Fee	$6,746.00	$6,746.00
Sewer Service Charge	$800.70/unit/yr.	$800.70/yr.
School District		
Residential (habitable area)	$3.48/sq. ft.	$12,249.60
New Construction Tax	$500.00	$500.00
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL Other Fees		**$24,286.89**

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The City Attorney has reviewed and approved the pertinent documents: Staff report and Resolution including the Findings and Conditions of Approval.

Pursuant to Government Code section 65905.5, qualifying housing development projects are generally limited to a maximum of five hearings, including appeal hearings and continuances. Section 65905.5 applies to projects that propose construction of a single dwelling unit, like this project. This project has reached that statutory hearing limit because, as discussed above, the ARB and Planning Commission each held two hearings (four total) to review the project. Therefore, while the Council may affirm, modify, or reverse the Planning Commission's decision at this fifth hearing on the project, any action to continue the matter to a future hearing date should occur only with the consent of the applicant. Absent such consent, the Council should render a final decision on the project at this fifth hearing.

OPTIONS

In addition to staff’s previously-stated recommendation, alternative actions that the Council may consider include:

1. Choose not to accept the appeal for consideration. Such an action would result in the appeal not being heard by the Council, thereby upholding the Planning Commission’s action to approve the project.
2. Grant the appeal for consideration. Approve the project subject to modifications incorporated into the conditions of approval.
3. Grant the appeal for consideration. Reverse the Planning Commission’s action to approve the project.

PRINCIPAL PARTIES EXPECTED AT MEETING

Marilyn Jenkins, Appellant
Peter and Barbara Coeler, Applicants
Dylan Chappell, Architect
George Manuras, Contractor

ATTACHMENTS

Attachment A- Resolution No. 6495
- Exhibit 1- Planning Commission Adopted Findings for Approval
- Exhibit 2- Plan Set
- Exhibit 3- Planning Commission Adopted Conditions of Approval

Attachment B- Story Pole Photographs
Attachment C- Appeal Application and Letter filed by Marilyn Jenkins
Attachment D- CEQA Notice of Exemption
Attachment E- December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meeting Minutes
Attachment F- February 2, 2026 Planning Commission Packet
- Exhibit 1- Planning Commission Staff Report
- Exhibit 2- Planning Commission Meeting Minutes
- Exhibit 3- Public Comment Letters received by Planning Commission

Attachment G- June 1, 2026 Planning Commission Packet
- Exhibit 1- Planning Commission Staff Report
- Exhibit 2- Planning Commission Meeting Minutes

Attachment H- New Single-Family Residences in the Beach Neighborhood

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Signature

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Signature

Attachment A
Resolution No. 6495

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

RESOLUTION NO. 6495

A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL AFFIRMING THE PLANNING COMMISSION'S DECISION TO APPROVE A DEVELOPMENT PLAN, LOT LINE ADJUSTMENT, AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2232-DP/LLA/CDP/ARB 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. THE PROJECT IS LOCATED AT 333 & 355 LINDEN AVENUE (APNs 003-440-027 & -028).

REQUESTED BY DYLAN CHAPPELL, ARCHITECT, FOR PETER AND BARBARA COELER

WHEREAS, on June 1, 2026, the Carpinteria Planning Commission approved an application for a Development Plan, Lot Line Adjustment, and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and

WHEREAS, an appeal of the Planning Commission's approval was filed with the City Clerk on June 10, 2026, by Marilyn Jenkins; and

WHEREAS, said appeal was filed in accordance with the provisions of Carpinteria Municipal Code (CMC) Chapter 14.78; and

WHEREAS, the City Council voted to accept the appeal and review the Planning Commission's June 1, 2026 decision to approve the project, pursuant to CMC Section 14.78.040 5.; and

WHEREAS, the City Council conducted a properly noticed hearing on September 14, 2026 and received public comment regarding this matter and provided the appellant an opportunity to present evidence on this matter; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) under Guidelines Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects); and

WHEREAS, the City Council has reviewed the policies of the General Plan/Coastal Plan and the Municipal Code standards that are relevant to the project.

NOW THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

1. The City Council affirms the Planning Commission's decision to approve the project as presented on June 1, 2026 and as shown in Exhibit 2 attached hereto.

2. The City Council hereby adopts the Planning Commission's Findings for approval and Conditions of Approval as shown in Exhibits 1 and 3 attached hereto.

3. Find that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (new construction or conversion of small structures), 15304 (minor alterations to land), 15305 (minor alterations in land use limitations), and 15332 (in-fill development projects) and accept the Notice of Exemption prepared for the project as having satisfied the requirements of CEQA.

PASSED, APPROVED AND ADOPTED on September 14, 2026 by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on September 14, 2026.

Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

Attachment A
Exhibit 1:
Planning Commission Adopted Findings for Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 23-2232-DP/LLA/CDP/ARB
JUNE 1, 2026

COELER NEW RESIDENCE & LOT LINE ADJUSTMENT
333 & 355 LINDEN AVENUE

REQUESTED BY DYLAN CHAPPELL

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan, Lot Line Adjustment and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The project has been reviewed by the City's Architectural Review Board at duly noticed public meetings which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with a detached garage, associated grading and landscaping, and a minor lot line adjustment that does not result in the creation of a new parcel, on a lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the Planning Commission hearing of June 1, 2026, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD), and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Spanish/Mediterranean style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. An existing native sycamore tree would be preserved on the project site. There are no known other sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise. A condition has also been included requiring adherence to the requirements of the Tree Protection Plan for the preserved-in-place sycamore tree.

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

   There are no known recorded easements on the property for public access or public utilities. No new public easements are required of the project as a condition of approval. A new private non-exclusive access easement is proposed to provide access from Dorrance Way to the new residence. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence with a detached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated June 1, 2026. The demolition of the detached garage at 355 Linden Avenue to remedy the encroachment onto the property at 333 Linden Avenue is permissible under the provisions of AB 2097, and the area of the demolished garage would remain as an open area for onsite uncovered parking.

1.4 Lot Line Adjustment Finding

Pursuant to the Subdivision Map Act and Title 16 of the Carpinteria Municipal Code, it has been found that the Lot Line Adjustment requested may be issued based on the following finding:

1. *A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.*

   The proposed lot line adjustment is between two legal lots and would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. The adjusted parcels would be consistent with the City's Local Coastal Plan/General Plan and the Carpinteria Municipal Code. Therefore, this finding can be made.

1.5 Coastal Development Permit Finding

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

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

   The project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development, and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of June 1, 2026, and herein incorporated by reference. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

333 LINDEN AVE

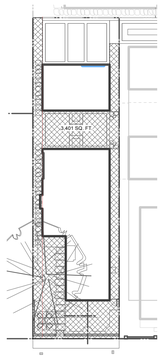
BIRDSEYE VIEW



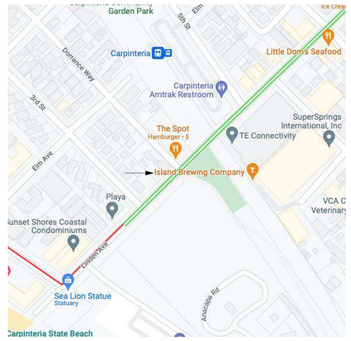
FEMA FIRM



OPEN SPACE DIAGRAM



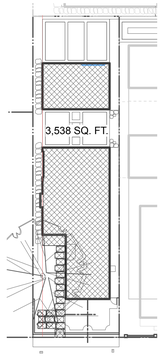
VICINITY MAP



ARTISTIC RENDERING



IMPERVIOUS DIAGRAM



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013	
ASSESSOR'S PARCEL NUMBER	003-440-028	
LOT AREA	7,537.5 SQ. FT.	30%
ZONE	PRD-20	
OCCUPANCY	R-3, U	
BUILDING TYPE	SFR	
CONSTRUCTION TYPE	V-B	
FIRE HAZARD	NO	
FIRE SPRINKLERS REQUIRED	YES	
GENERAL PLAN		
FLOOD ZONE DESIGNATION	X	
SLOPE	2%	
STORMWATER MANAGEMENT PLAN		
MAX BUILDING HEIGHT	30'	
PROPOSED BUILDING HEIGHT	24'-1"	3"

SETBACKS FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'

PARKING 3 GARAGE SPACES PROVIDED

CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	**PETER AND BARBARA COOLER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	**EXISTING (SF)**		**PROPOSED (SF)**	
	NET	**GROSS**	**NET**	**GROSS**	
1ST FLOOR [LC]			2,277		332
2ND FLOOR			1,243		171
HOUSE TOTAL			**3,520**		161
ATTACHED GARAGE [LC]			0		432
DETACHED GARAGE			840		840
1ST FLOOR COVERED PORCH			0		356
2ND FLOOR BALCONIES			463		5
LOGGIA [LC]			0		75
OVERALL SIZE OF FRONT STRUCTURE					
FRONT GARAGE DESIGN			3,791		
REAR GARAGE DESIGN			3,520		271

LOT COVERAGE DATA	**PROPOSED (SF)**		
SITE	7,537.5	100%	
BUILDING FOOTPRINT (LOT COVERAGE)	2,350	31%	2%
MAX LOT COVERAGE ALLOWED	3,769	50%	
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	3,401	45%	18%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,520 SQ. FT. WITH A DETACHED THREE CAR GARAGE OF 840 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0 TITLE SHEET
G2.0 SITE PHOTOS
TPPO.O TREE PROTECTION PLAN

CIVIL

C0.0 SURVEY

ARCHITECTURAL

A1.0 SITE PLAN
A2.0 1ST FLOOR PLAN
A2.1 2ND FLOOR PLAN
A2.2 ROOF PLANS
A3.0 ELEVATIONS
A4.0 SECTIONS
A6.0 DETAILS

LANDSCAPE

L1.0 LANDSCAPE PLAN

FIRE DEPARTMENT NOTES

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

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

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

LAND DEVELOPMENT NOTES

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

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

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ❑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement



Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or sedal pavers with open (non-grouted) joints.

Show on your site plan:

❑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

❑ No erodible areas drain on to permeable pavement.

❑ Subgrade compaction is minimal.

❑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

❑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

❑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

❑ Rigid edge is provided to retain granular pavements and unit pavers.

❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

❑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31,307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0



















CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

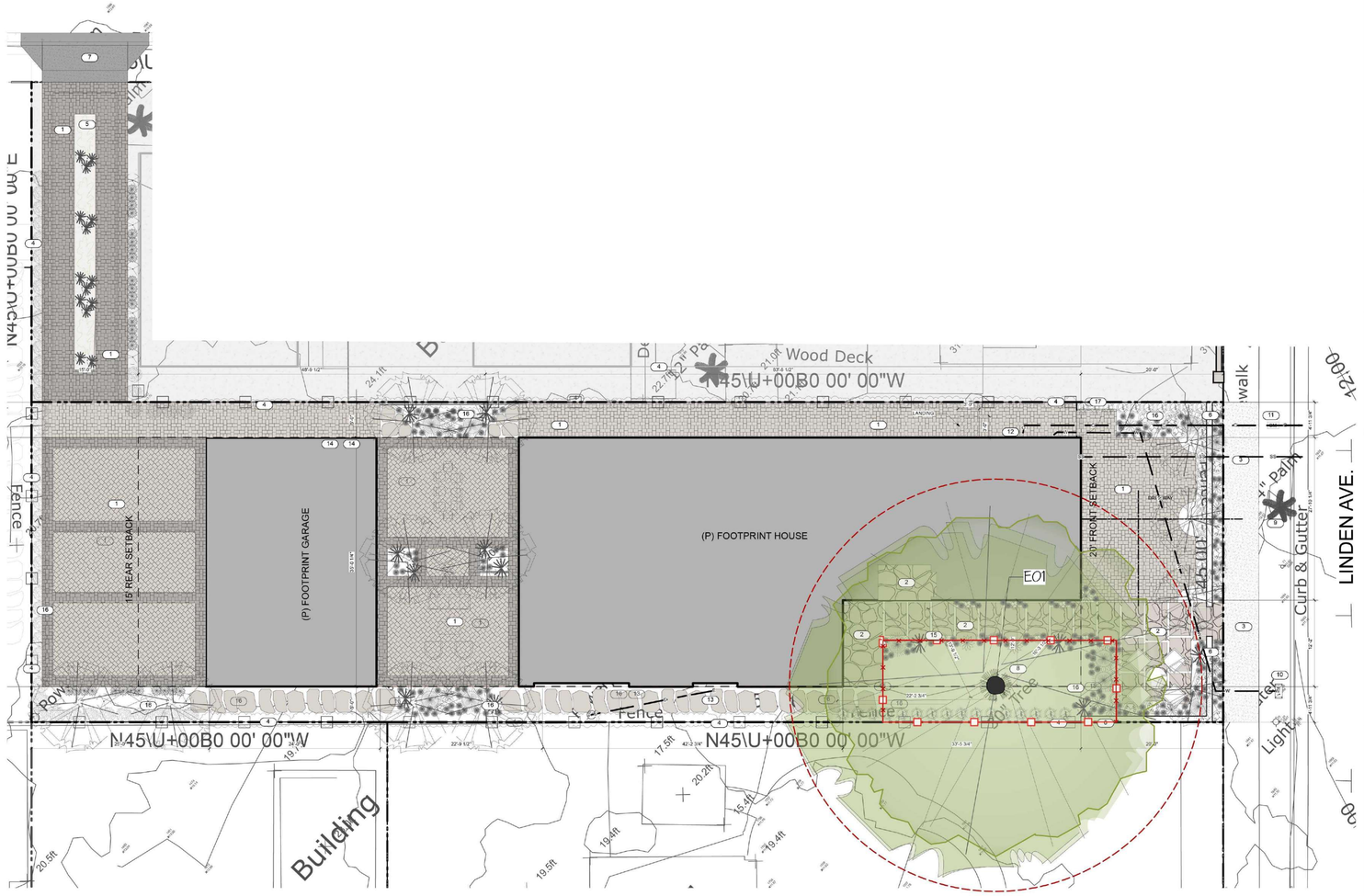
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE TPZ SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



SITE PLAN 1 — SCALE 1/8" = 1'-0" — feet 0 4 8 16 — NORTH

Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	480"	780"	29.9 Inches	1	Average	Retain	Average	47%	10/11/2024

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

DIGALERT

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/8/2024.

TREE PROTECTION PLAN

SCALE: 1/8" = 1'-0" — 0 8' 16' 24'

SUBMITTAL SET

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall not/or be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

REVISIONS
- 07/12/2025
- 03/05/2026

PROJECT: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA, CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
P.O. BOX 104
OJAI, CA 93024
(805) 640-0168
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
SMELA.COM

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0

01 of 00 Sheets

EXHIBIT "A"

LOT LINE ADJUSTMENT

LEGAL DESCRIPTION

PARCEL A

Lot 1 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the north half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

PARCEL B

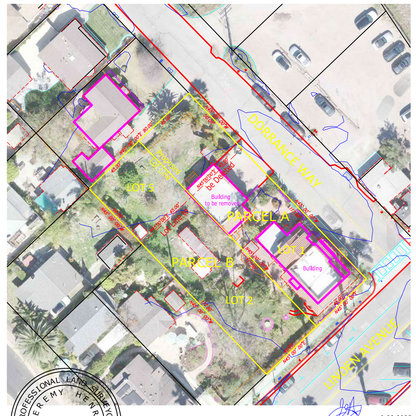
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the south half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Prepared on September 1, 2025 by:

Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com

SITE PLAN



PROFESSIONAL LAND SURVEYOR JEREMY HENRY PLS 8135 STATE OF CALIFORNIA

8-26-2025
Jeremy Henry PLS 8135 Date

NORTH

0' 40' 80' 120'
FEET
SCALE: 1" = 40'

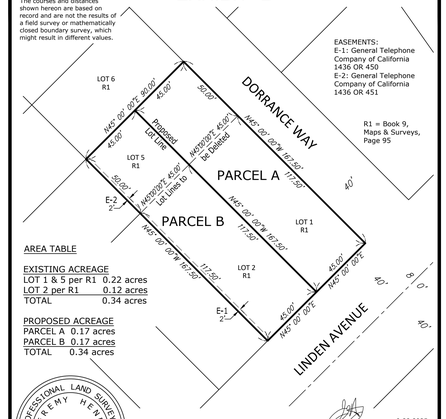
HENRY LAND SURVEYING	LOT LINE ADJUSTMENT No.____
JEREMY HENRY - LAND SURVEYOR 619 Crestview Drive, Ojai, Ca. 93023 jeremyhenry1118@gmail.com (805) 216-6124	City of Carpinteria County of Santa Barbara, State of California
DATE: 8-26-2025 | JOB No.: 22-57	DRAWN BY: JEREMY HENRY | SHEET: 1 OF 1

EXHIBIT "B"

The courses and distances shown hereon are based on record and are not the results of a field survey or mathematically closed boundary survey, which might result in different values.

EASEMENTS:
E-1: General Telephone Company of California 1436 OR 450
E-2: General Telephone Company of California 1436 OR 451

R1 = Book 9, Maps & Surveys, Page 95



AREA TABLE

EXISTING ACREAGE
LOT 1 & 5 per R1 0.22 acres
LOT 2 per R1 0.12 acres
TOTAL 0.34 acres

PROPOSED ACREAGE
PARCEL A 0.17 acres
PARCEL B 0.17 acres
TOTAL 0.34 acres

PROFESSIONAL LAND SURVEYOR JEREMY HENRY PLS 8135 STATE OF CALIFORNIA

8-26-2025
Jeremy Henry PLS 8135 Date

NORTH

0' 40' 80' 120'
FEET
SCALE: 1" = 40'

HENRY LAND SURVEYING	LOT LINE ADJUSTMENT No.____
JEREMY HENRY - LAND SURVEYOR 619 Crestview Drive, Ojai, Ca. 93023 jeremyhenry1118@gmail.com (805) 216-6124	City of Carpinteria County of Santa Barbara, State of California
DATE: 8-26-2025 | JOB No.: 22-57	DRAWN BY: JEREMY HENRY | SHEET: 1 OF 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL C-36 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ **REVISION**

NO	DESCRIPTION	DATE

SURVEY

C0.0

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

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

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

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

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

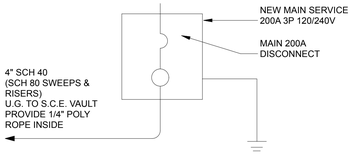
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

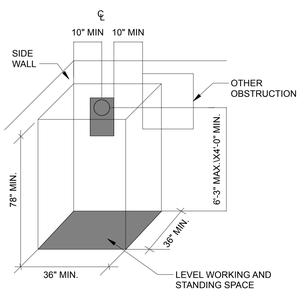
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

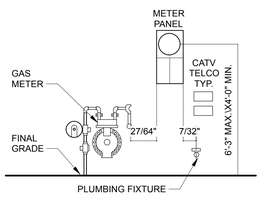
METER ASSEMBLY SEPARATION 5
0 N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	.3	Drip	.81	.37	3102	808	13350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	**(A)2502**	**(B)1432**	**39,855.00**
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	**(C)**	**(D)**	
						ETWU Total	**39,855.00**
						Maximum Allowed Water Allowance (MAWA)[e]	**39,855.00**

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular Landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + (1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

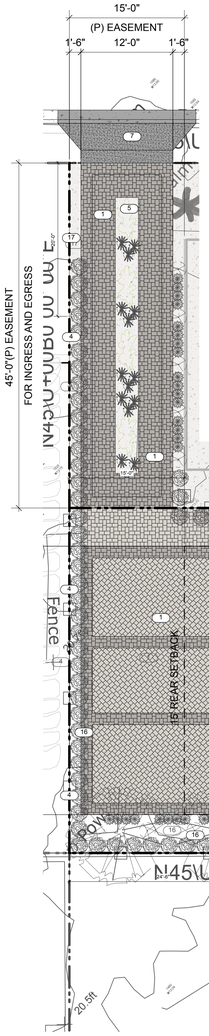
All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE
Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	**(A) 2000**	**(B) 1040**	**28,951.52**
						Maximum Allowed Water Allowance (MAWA)[e]	**28,951.52**

4


15'-0"
(P) EASEMENT
1'-6"
12'-0"
1'-6"
45'-0"(P) EASEMENT
FOR INGRESS AND EGRESS
N45\U+00B0 00' 00"W
Wood Deck
(P) FOOTPRINT HOUSE
(P) FOOTPRINT GARAGE
15' REAR SETBACK
20' FRONT SETBACK
Fence
Building
LINDEN AVE.
Curb & Gutter
Walk
Light
Tree
24" Palm
Fence
Fence
Fence

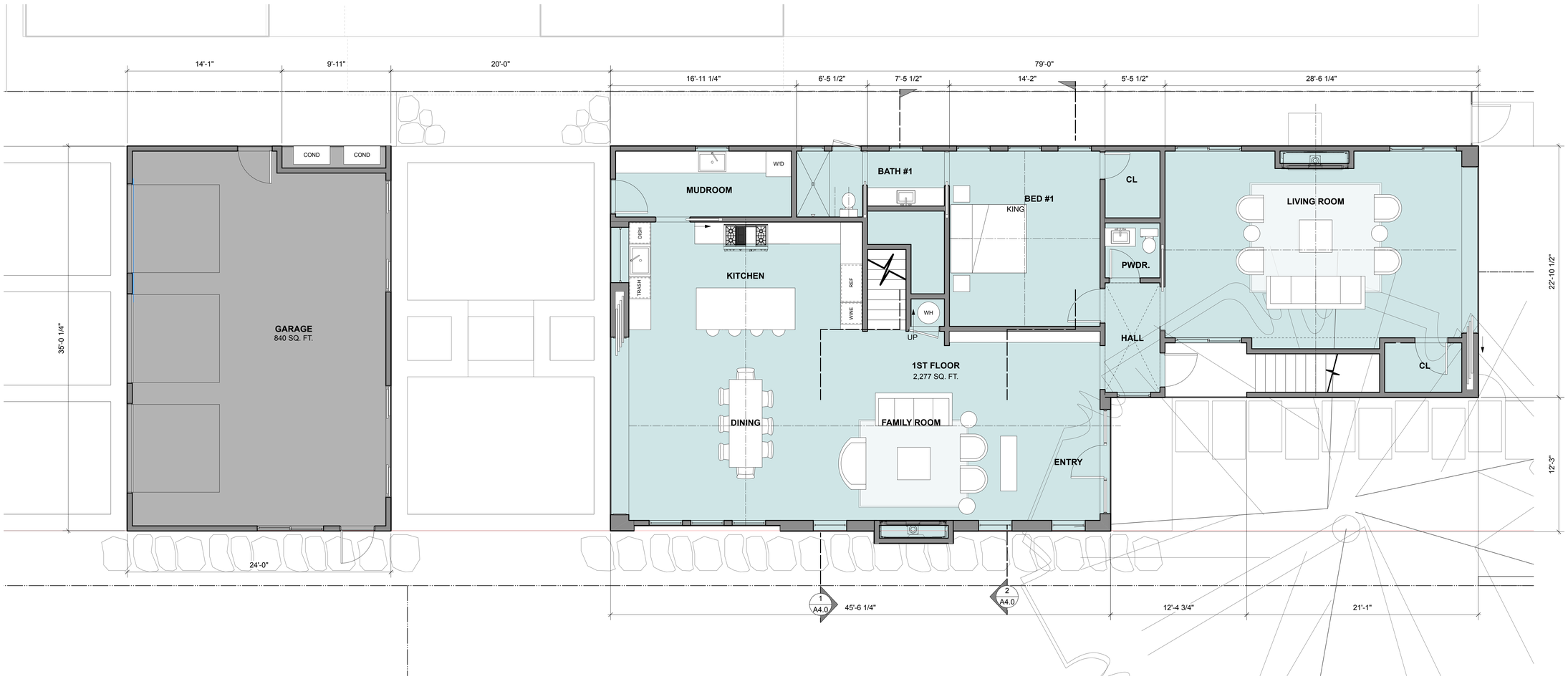
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805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
03/23/2026
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232



1ST FLOOR PLAN
feet 0 2 4 8
SCALE 1/4" = 1'-0"
1
NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

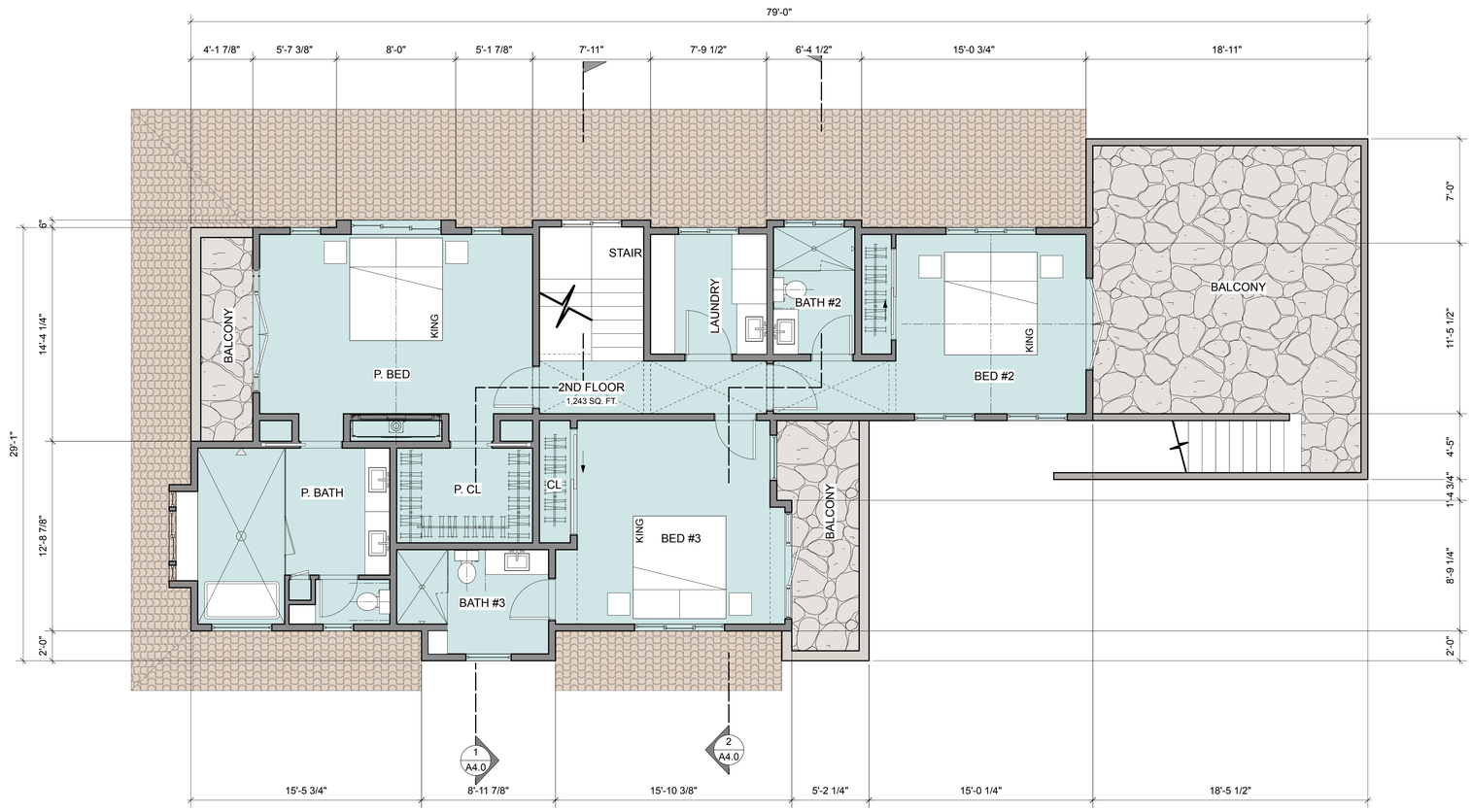
PLANNING COMMISSION SET 03-23-2026

△ **REVISION**

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0



2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-36744 REN: 8.31.2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

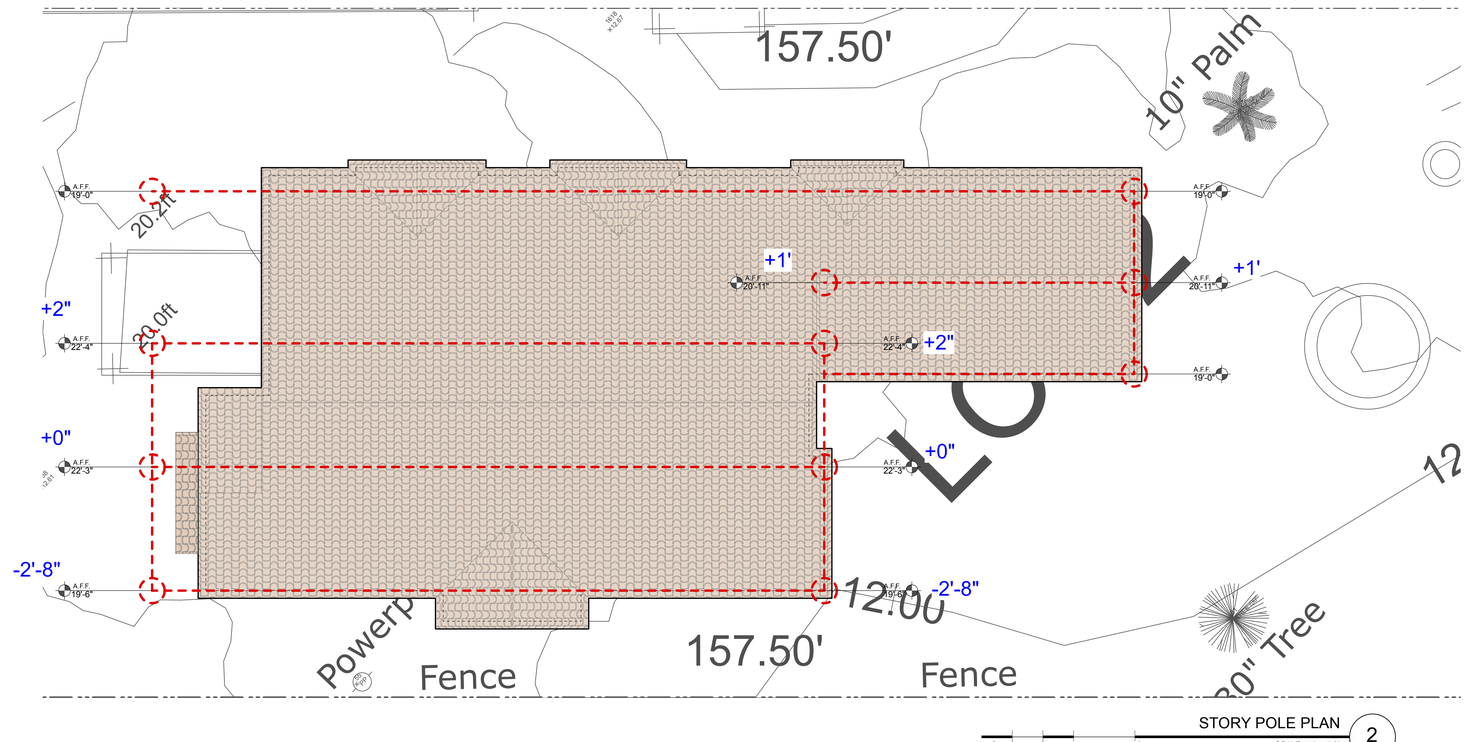
PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

2ND FLOOR PLAN

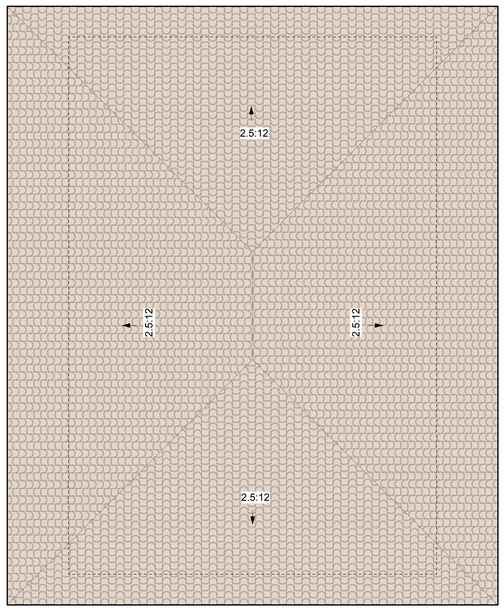
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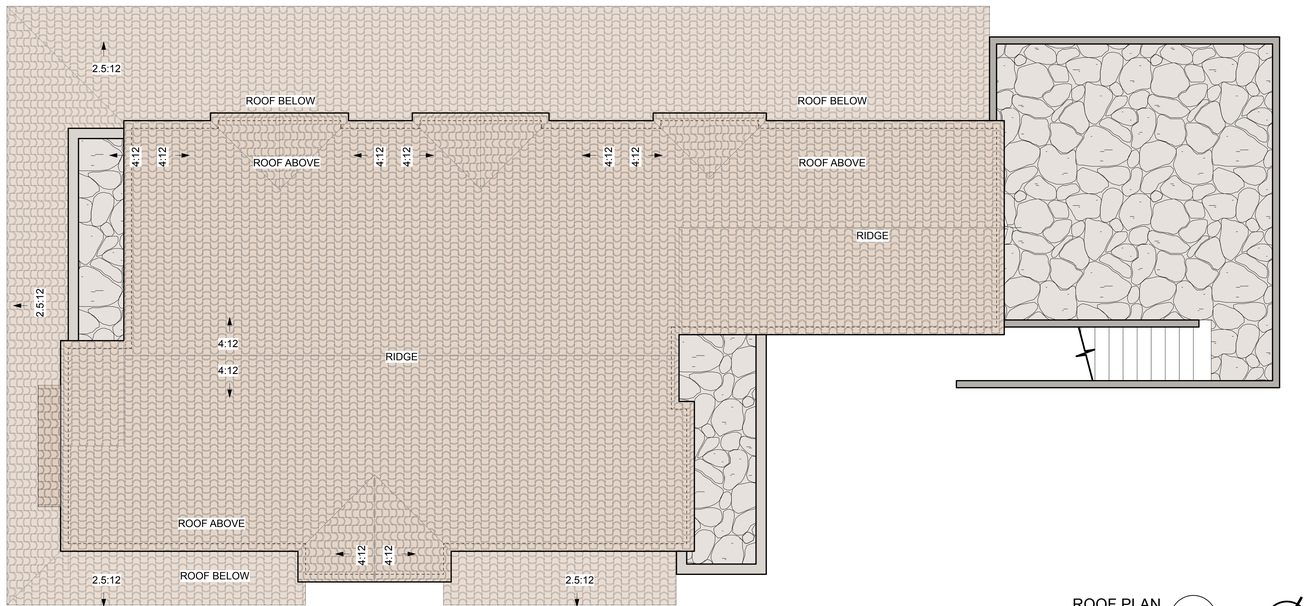


STORY POLE PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2





ROOF PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

NORTH

CHAPPELL
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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 REN 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SF

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2



GARAGE WEST ELEVATION 3

feet 0 2 4 8 SCALE 1/4" = 1'-0"



WEST ELEVATION 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



SOUTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL 03/23/2026 STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

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-

PLANNING COMMISSION SET 03-23-2026

△ **REVISION**

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
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7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



EAST ELEVATION (STREET) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



NORTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

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-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

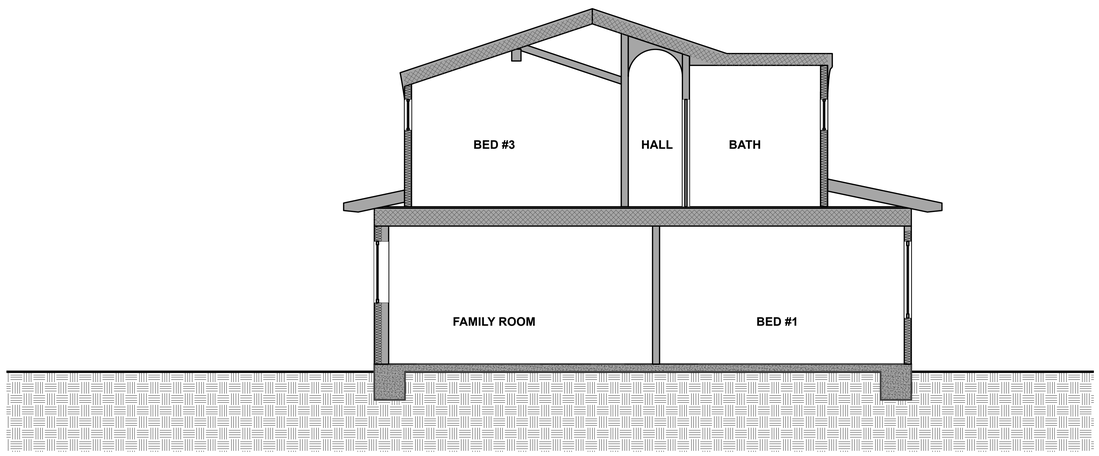
A3.1

SECTION KEY NOTES

1. **ROOF SPRAY FOAM INSULATION**: R-30 HOUSE
2. **WALLS BATT INSULATION**: R-21
3. **FLOOR BATT INSULATION**: R-19 SLAB ON GRADE
4. **SLOPE**: SLOPE TO DRIVEWAY 1/8": 1' MIN.

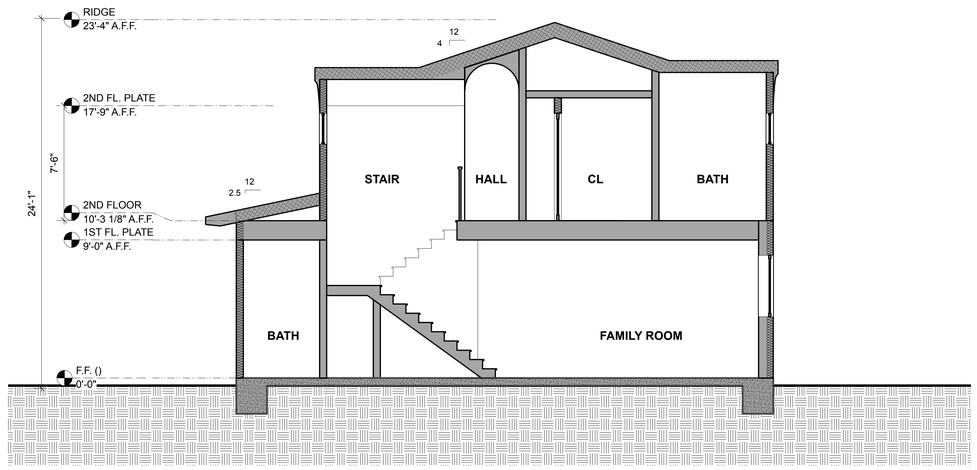
SECTION NOTES

1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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REG. 03.31.2027
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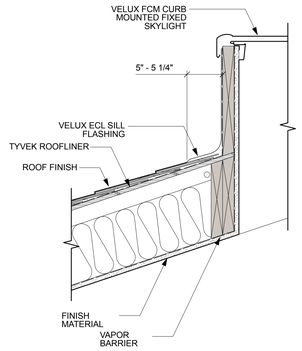
PLANNING COMMISSION SET 03-23-2026

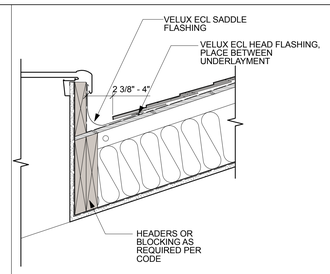
REVISION

NO	DESCRIPTION	DATE

SECTIONS

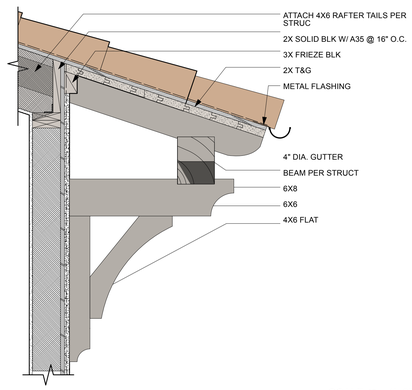
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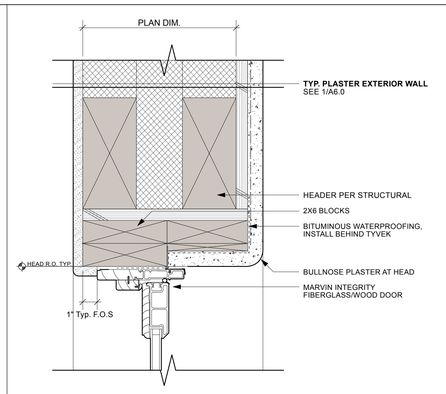
SCALE 1 1/2" = 1'- 0"

16 CURB MOUNTED SKYLIGHT



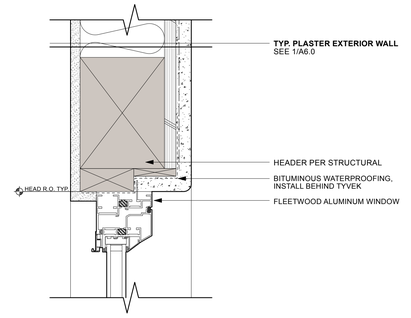
SCALE 1" = 1'- 0"

12 TYP. PLASTER @ EAVE



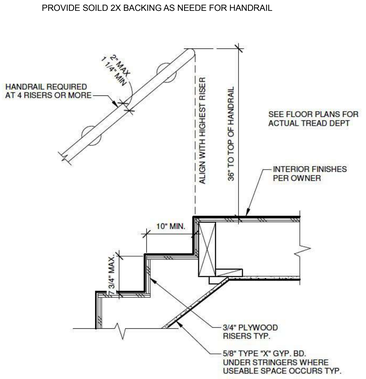
SCALE 3" = 1'- 0"

8 DOOR HEAD @ THICK WALL, JAMB SIM.

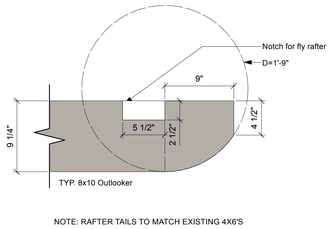


SCALE 3" = 1'- 0"

4 PLASTER @ WINDOW HEAD



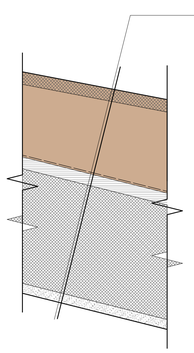
19 TYP. STAIR LANDING @ TOP



NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

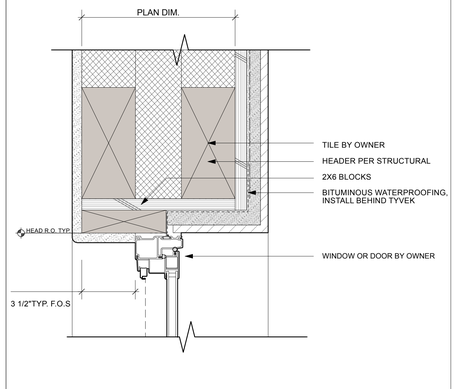
SCALE 1 1/2" = 1'- 0"

15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



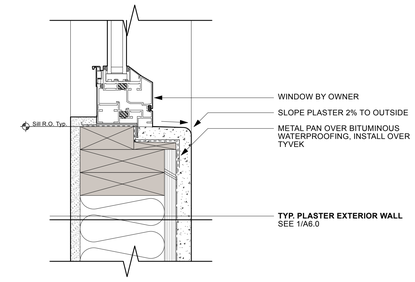
SCALE 3" = 1'- 0"

11 TYP. ROOF DETAIL



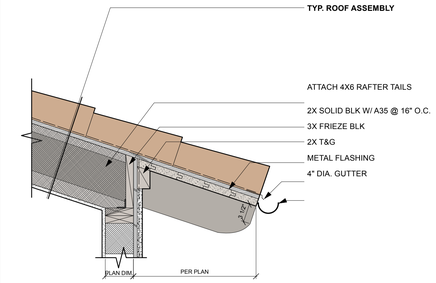
SCALE 3" = 1'- 0"

7 TILE @ WINDOW HEAD, JAMB SIM.



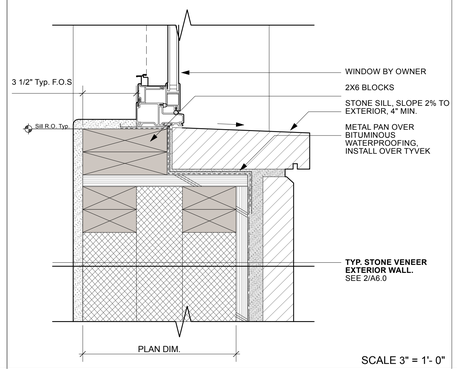
SCALE 3" = 1'- 0"

3 PLASTER @ WINDOW SILL



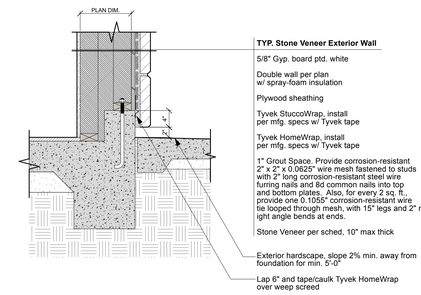
SCALE 1" = 1'- 0"

10 TYP. PLASTER @ EAVE



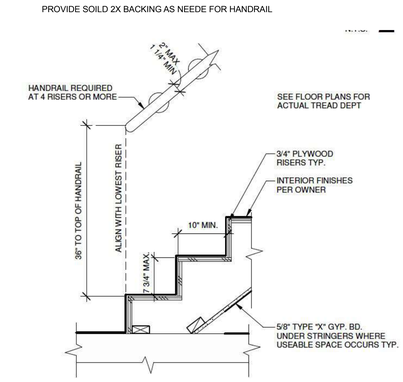
SCALE 3" = 1'- 0"

6 STONE @ WINDOW SILL



SCALE 1" = 1'- 0"

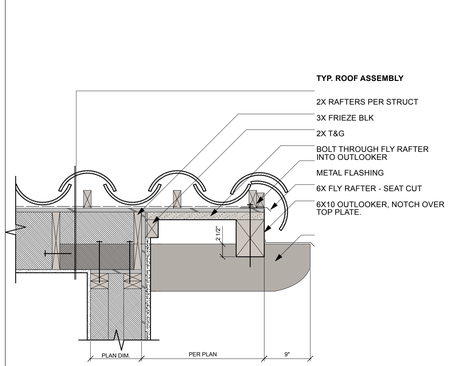
2 TYP. STONE VENEER @ HARDSCAPE



17 TYP. STAIR LANDING @ BOTTOM

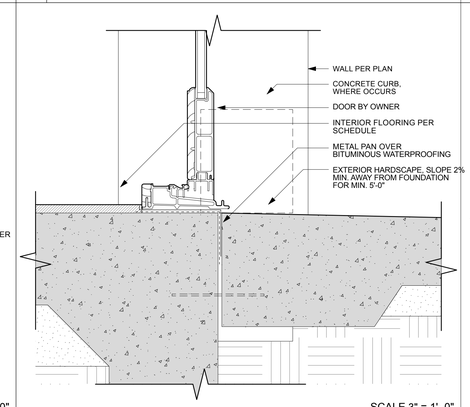


13 TYP. EXTERIOR LIGHTING FIXTURE



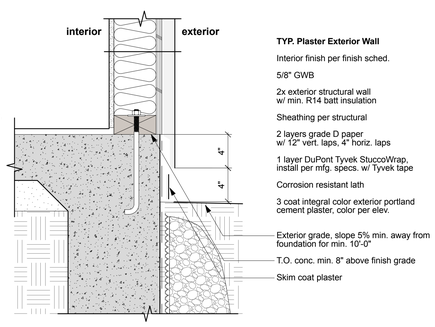
SCALE 1" = 1'- 0"

9 TYP. PLASTER @ RAKE



SCALE 3" = 1'- 0"

5 TYP. DOOR THRESHOLD @ HARDSCAPE



SCALE 1 1/2" = 1'- 0"

1 TYP. PLASTER EXTERIOR WALL @ GRADE

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. NO. C-31,207
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 02-25-2026

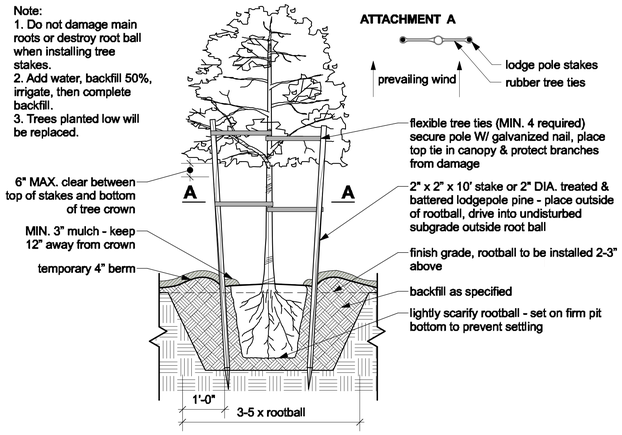
△ **REVISION**

NO	DESCRIPTION	DATE

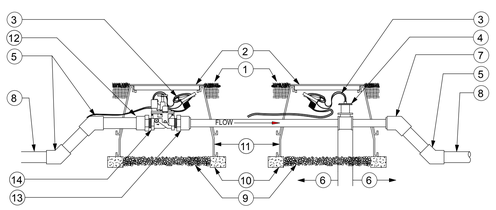
DETAILS

A6.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

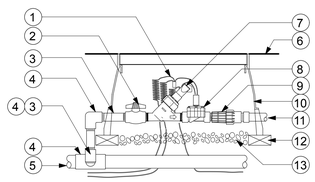


TREE PLANTING 5
feet 0 N.T.S.



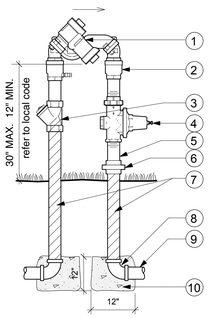
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

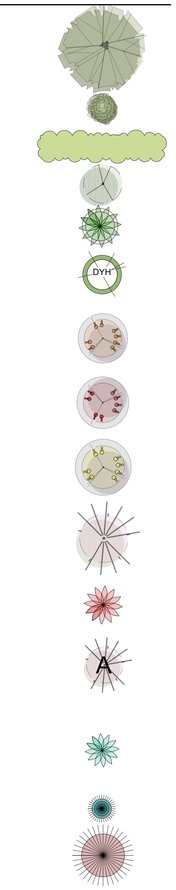
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:** TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **RIBBON DRIVEWAY:**
6. **STUCCO SITE WALL:** 42" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO REMAIN:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **36" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. FOR THE FIRST 20' IN FROM DORRANCE FOR VISION CLEARANCE.

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	24	24"-48" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	51	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	24	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	9	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	16	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	46	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	7	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	9	5 GAL	MED-LOW	
ANIGOZANTHOS 'YELLOW GEM'	YELLOW GEM KANGAROO PAWS	9	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
ARMERIA MARITIMA	SEA PINK, THRIFT SEAPINK	45	1 GAL	MED	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	10	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	220	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	10	5 GAL	LOW	
GROUNDCOVER					
THYMUS PRAECOX	CREEPING THYME	9	FLATS	LOW/MED	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND



MATERIAL LEGEND

PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD

DECOMPOSED GRAITE

SYNTHETIC LAWN

FLAGSTONE: BUCKSKIN OR OKLAHOMA

PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	



LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0" NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN HEATH CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

EXT. STUCCO

MANUFACTURER:

LA HABRA

COLOR:

NAVAJO WHITE P-525
BASE 100

TILE ROOF



MANUFACTURER:

BORAL

COLOR:

2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND

DARKSKY LIGHT FIXTURE



MANUFACTURER:

MAXIM

MODEL:

WHISPER DARK SKY

LED:

1-8 WATT INTEGRATED

EXT. WOOD STAIN

MANUFACTURER:

CABOT

COLOR:

CHESTNUT BROWN

PATH LIGHT



MANUFACTURER:

HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED
PATH LIGHT

SANTA BARBAR SANDSTONE



MANUFACTURER:

NATURAL STONE

5 POINT DESIGN

WINDOWS & DOORS



MANUFACTURER:

METAL WINDOW CORP

COLOR:

DARK BRONZE

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE. 1027
ROCKLIN CA, 95677
805.852.1677

PROJECT: **333 LINDEN DUPLEX**

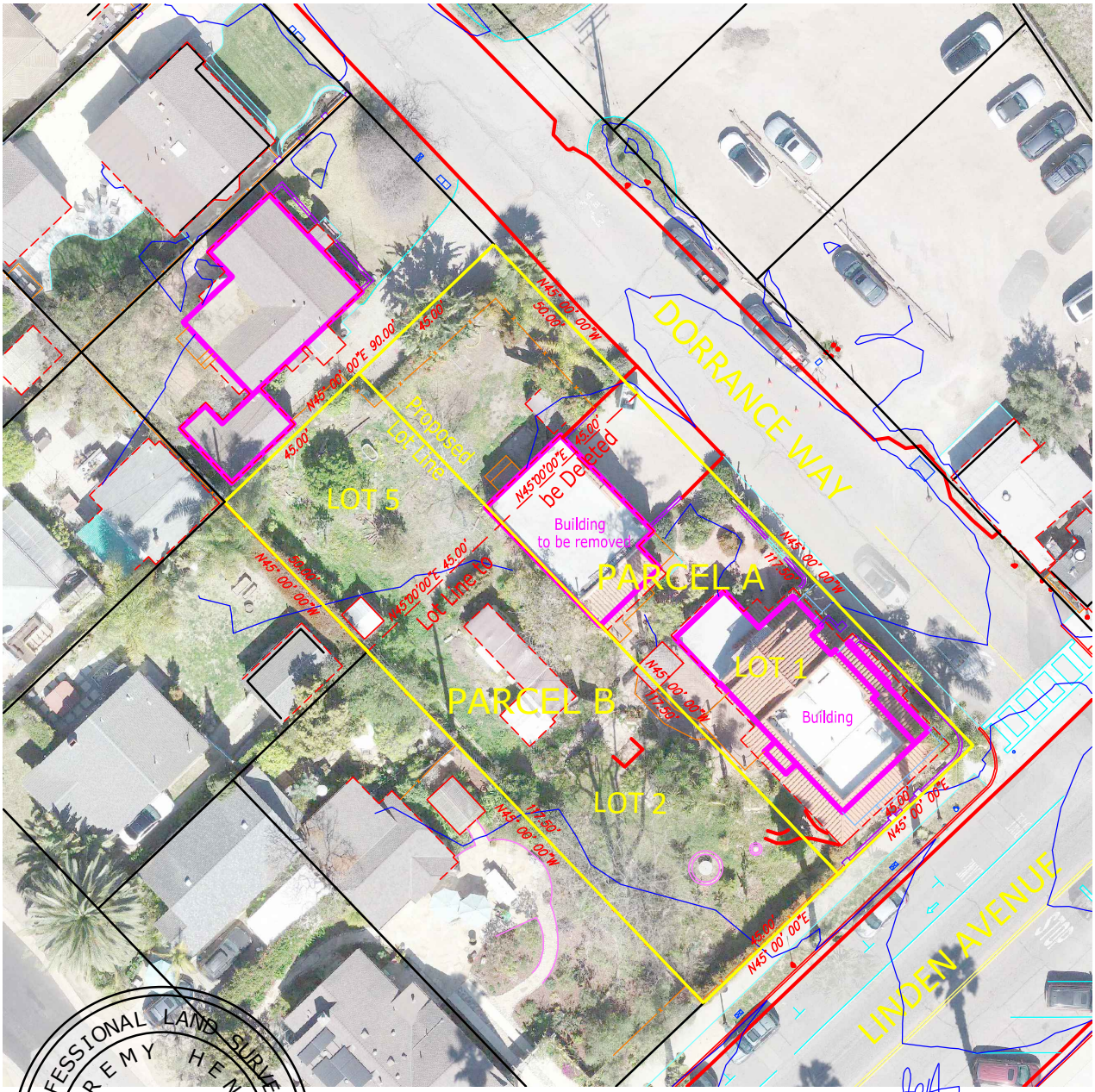
LOCATION: 333 LINDEN, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

11-05-2025

SITE PLAN



PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025

Jeremy Henry PLS 8135 Date

0' 40' 80' 120'

FEET

SCALE: 1" = 40'

HENRY LAND SURVEYING
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, Ca. 93023
jeremyhenry1118@gmail.com
(805) 216-6124

LOT LINE ADJUSTMENT No._____

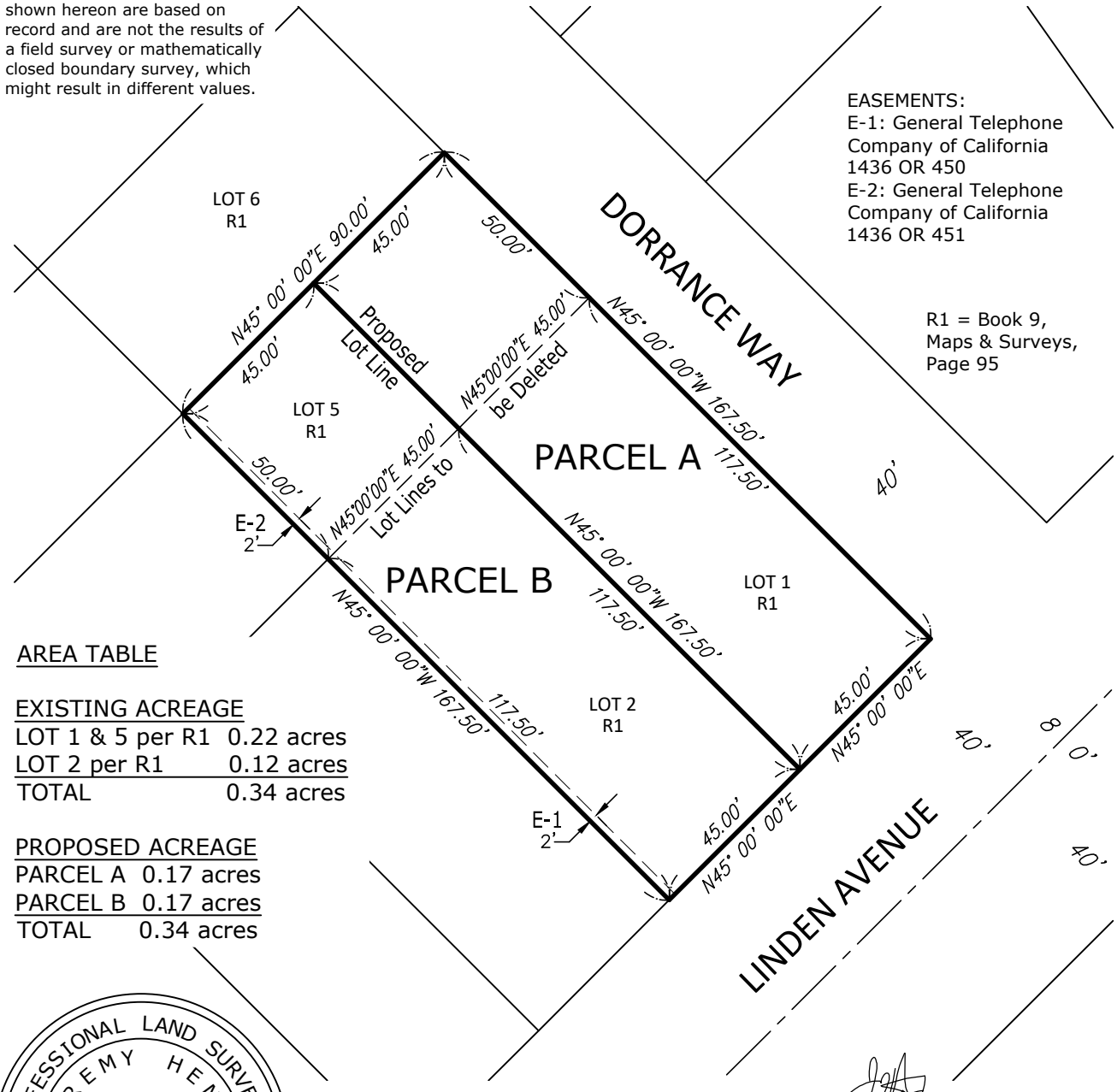
City of Carpinteria

County of Santa Barbara, State of California

DATE: 8-26-2025	JOB No.: 22-57	DRAWN BY: JEREMY HENRY	SHEET: 1 OF 1

EXHIBIT "B"

The courses and distances shown hereon are based on record and are not the results of a field survey or mathematically closed boundary survey, which might result in different values.



EASEMENTS:
E-1: General Telephone Company of California 1436 OR 450
E-2: General Telephone Company of California 1436 OR 451

R1 = Book 9, Maps & Surveys, Page 95

AREA TABLE

EXISTING ACREAGE	
LOT 1 & 5 per R1	0.22 acres
LOT 2 per R1	0.12 acres
TOTAL	0.34 acres

PROPOSED ACREAGE	
PARCEL A	0.17 acres
PARCEL B	0.17 acres
TOTAL	0.34 acres

PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025
Jeremy Henry PLS 8135 Date

0' 40' 80' 120'
FEET
SCALE: 1" = 40'

HENRY LAND SURVEYING

JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, Ca. 93023
jeremyhenry1118@gmail.com
(805) 216-6124

LOT LINE ADJUSTMENT No._____
City of Carpinteria
County of Santa Barbara, State of California

DATE: 8-26-2025	JOB No.: 22-57	DRAWN BY: JEREMY HENRY	SHEET: 1 OF 1

Attachment A
Exhibit 3:
Planning Commission Adopted Conditions of Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

PLANNING COMMISSION HEARING
PROJECT 23-2232-DP/LLA/CDP/ARB
333 & 355 LINDEN AVENUE
(APNs 003-440-027 & -028)
JUNE 1, 2026

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
COELER NEW RESIDENCE & LOT LINE ADJUSTMENT

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

PROJECT DESCRIPTION

1. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated June 1, 2026), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,520 square-foot two-story single-family dwelling with a detached 840 square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade, and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Dorrance Way via the new driveway.

   The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The

property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,7537.5 square-foot parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for ingress and egress from Dorrance Way.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. The existing 912 square-foot detached garage on 355 Linden Avenue (APN 003-440-027) and any other accessory structures (tool sheds, gazebos, etc.) that encroach onto the property at 333 Linden Avenue (APN 003-440-028) shall be removed prior to the issuance of any Grading or Building Permits for the new residence at 333 Linden Avenue. **Plan Requirement and Timing:** The applicant shall apply for and obtain a Demolition Permit, demolish the structure(s), and obtain a final inspection to verify the demolition of the

garage and any other encroaching accessory structures prior to the issuance of any Grading or Building Permits for new development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and conduct site inspections to verify removal.

6. In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

    a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.

    b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.

    c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.

    d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

    e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

    f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

    g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j. Only trees designated for removal on the approved tree protection plan shall be removed.

k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by CDD. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of CDD prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by CDD after its inspection and approval of such installation.

Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance

security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires CDD staff signature.

7. Construction parking, staging, and materials storage shall be located onsite and in a manner that does not obstruct public parking for coastal access. **Plan Requirements and Timing:** A plan that depicts the location of onsite construction parking, staging areas, and materials storage shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect for compliance prior to and as needed during all grading and construction activities.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit

for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

11. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

12. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

13. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

14. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

15. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

16. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

17. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

18. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

19. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and

geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

20. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind~~s~~ speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

21. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall

be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

22. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
    b. The engine size of construction equipment shall be the minimum practical size.
    c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
    d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
    e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
    f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
    g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
    h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
    i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

    Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

23. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

24. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

25. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

26. No permits for development shall be issued except in conformance with the approved Development Plan, Lot Line Adjustment, and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan and Lot Line Adjustment marked Attachment A, Exhibit 2, dated June 1, 2026. Substantial conformity shall be determined by the Community Development Department Director.

27. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

28. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

29. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

LOT LINE ADJUSTMENT CONDITIONS

30. The Lot Line Adjustment and Grant of Easement (or Covenant of Easement) shall be recorded prior to the issuance of any Grading or Building Permits for new construction.

31. The following language shall be included on the deeds arising from the lot line adjustment:

    "This deed arises from the lot line adjustment 23-2232-DP/LLA/CDP/ARB and defines a single parcel within the meaning of California Civil Code Section 1093."

    Any document used to record the lot line adjustment shall include a statement that the document arises from a lot line adjustment that is intended to identify two legal parcels.

32. Before recordation of the Lot Line Adjustment, Developer shall provide the City Engineer and CDD with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

33. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are not valid until the Lot Line Adjustment is recorded and a Building Permit for the development has been obtained. The Lot Line Adjustment shall be recorded prior to Grading or Building Permit issuance. Failure to record the Lot Line Adjustment and obtain said Building Permit shall render this Development Plan, Lot Line Adjustment, and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Development Plan, Lot Line Adjustment, and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Lot Line Adjustment and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

34. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

35. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

36. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

37. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

38. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

39. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

40. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

41. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

42. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

43. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

44. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

45. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

46. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

47. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

48. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, Lot Line adjustment, and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may

be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

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

50. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan, Lot Line Adjustment and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

51. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

52. Compliance with the attached Departmental and District letters is required as follows:
    a) City of Carpinteria Public Works Department, dated July 26, 2023,
    b) City of Carpinteria Public Works Department- Sustainability Division, dated April 15, 2024,
    c) Carpinteria Sanitary District, dated December 19, 2024,
    d) Carpinteria-Summerland Fire Protection District, dated December 19 2024,
    e) Carpinteria Valley Water District- Intent to Serve Letter, dated January 16, 2025, and
    f) Carpinteria Valley Water District- Condition Letter, dated January 16, 2025.

Approved by the Planning Commission on June 1, 2026.

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

_____

Applicant/Property Owner Date

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

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

From: Jesus Montiel, Engineering Technician /s/

Date: July 26, 2023

Subject: 333 Linden Avenue, Project No. 23-2232-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated July 19, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Two Thousand Nine Hundred Twenty-Five Dollars ($2,925) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.

2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

7. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Erin Maker, Environmental Program Manager
Public Works, Sustainability Division

From: Josefina Arechiga, Assistant Engineer /s/

Date: April 15, 2024

Subject: 333 Linden Avenue, Carpinteria, CA. 93013

CONDITIONS OF APPROVAL

This project is subject to the Central Coast Post-Construction Runoff Controls. Please refer to the County of Santa Barbara Stormwater Technical Guide for Low Impact Development. The guide is available through the link provided below, along with stormwater control plan templates.

Watershed Management - Construction & Development - City of Carpinteria (carpinteriaca.gov)

Requirements include integrating low-impact development standards with the site plan and landscaping. This should include identifying areas where runoff can be dispersed.

To determine the design criteria required for porous pavement to reduce runoff, refer to Figures 4-6 in the Stormwater Technical Guide for Low Impact Development and the Interlocking Concrete Pavement Institute (ICPI). Please provide a standard detail.

All projects constructed with post-construction runoff controls, including permeable pavement, must submit an Operations and Maintenance Plan and a Maintenance Agreement. Further guidance can be found on the Watershed Management Program page linked above.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

December 19, 2024

Brian Banks
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: Project No. 23-2232-DP/CDP
333 Linden Avenue Single Family Residence
333 Linden Avenue (APN: 003-440-028)
Applicant: Peter & Barbara Coeler

Dear Mr. Banks:

Thank you for the opportunity to provide comments on the subject project. The project applicant proposes to construct a new single-family residence. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the parcel. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Currently, the DIF is $6,746 per EDU; subsequent increases in DIF's are subject to District Board approvals. For the proposed project, a DIF of **$6,746.00** shall be paid to the District prior to issuance of required permits.
5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of

Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is **$800.70** per dwelling unit.

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

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

333 ? No address on record. Linden Ave Carpinteria CA 93013, Planning, New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage

Location	34.395325, -119.523222
Status	Planning Complete
Submittal Date:	July 20, 2023
Project Address/Location:	333 ? No address on record. Linden Ave Carpinteria CA 93013
APN:	003-440-028
Project Description:	New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage
Applicant:	Dylan Chappell
Applicant Address:	PO Box 8291 Mammoth Lakes CA 93546
Applicant Phone Number:	805-852-1677
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	October 2, 2023
Permit Number:	23-2232-DP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Todd
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

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

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments: No address assigned to parcel.

Water Requirements:

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

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

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

Additional Requirements:

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

Fees:

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

A. 2024 Estate Single Family Residential Development. A fee of $2761.00 per Dwelling Unit plus an additional $0.682 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

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

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

Inspector's Signature



Signed 12/19/2024, 3:34:01 PM PST

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

Carpinteria Valley Water District

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

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 333 Linden Ave (the "Project")**

Dear Applicant,

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

The Project proposes to construct a new two-story single-family residence of 3,168 SF with an attached two-car garage of 426 SF. No change of use or additional water meters are proposed.

Permit #: 23-2232-DP/CDP/ARB

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

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

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

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

Carpinteria Valley Water District

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

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **333 LINDEN AVE; APN 003-440-028; ACCOUNT NUMBER 03-030512-03; PROJECT NUMBER 23-2232-DP/CDP/ARB; NEW SINGLE-FAMILY RESIDENCE; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

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

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

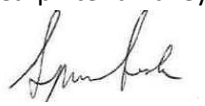
The subject property is currently served by a 0.75" residential water meter (Account #03-030512-03). Based on the plans dated December 6th, 2024, the District has the following conditions:

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

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

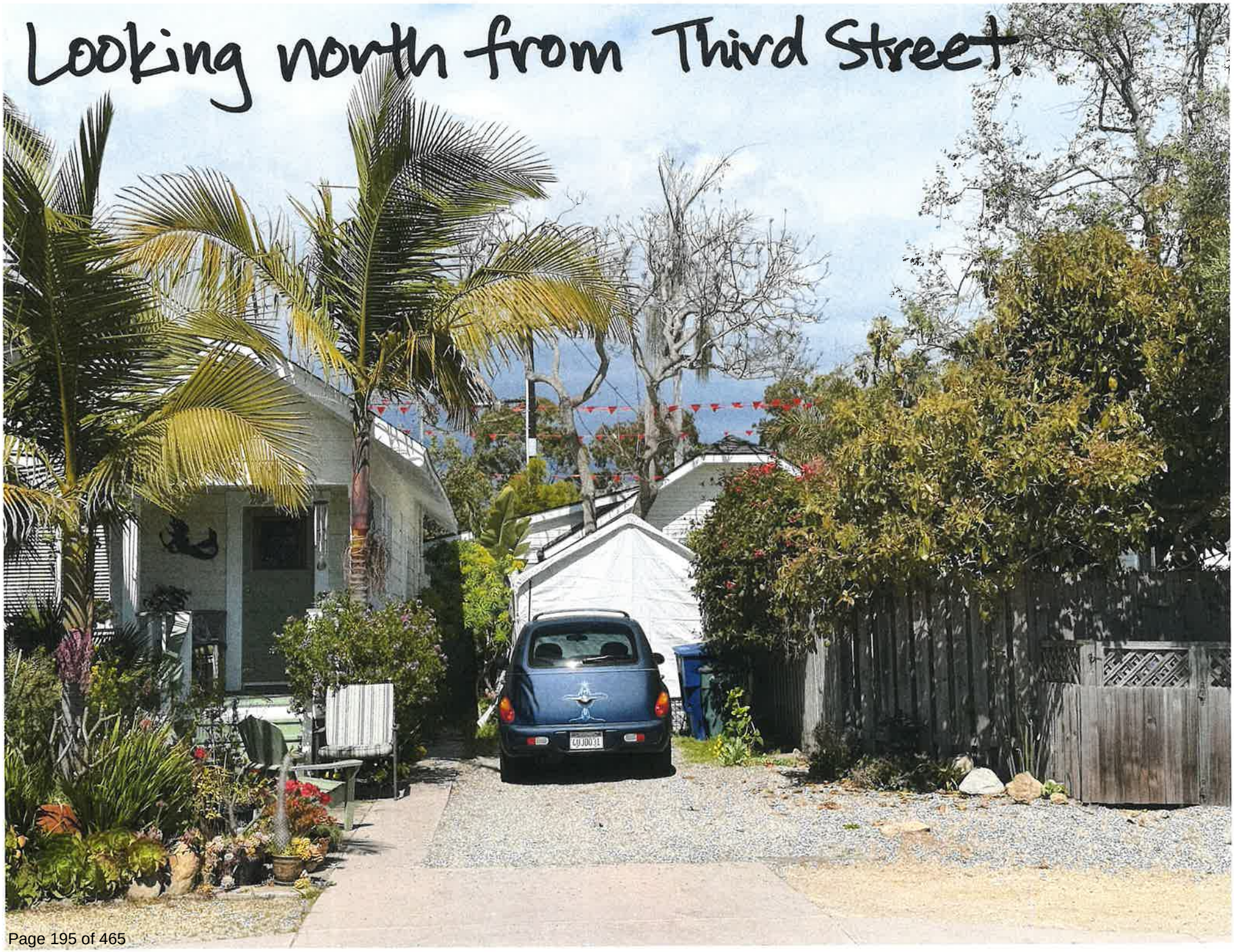
Attachment B
Story Pole Photographs

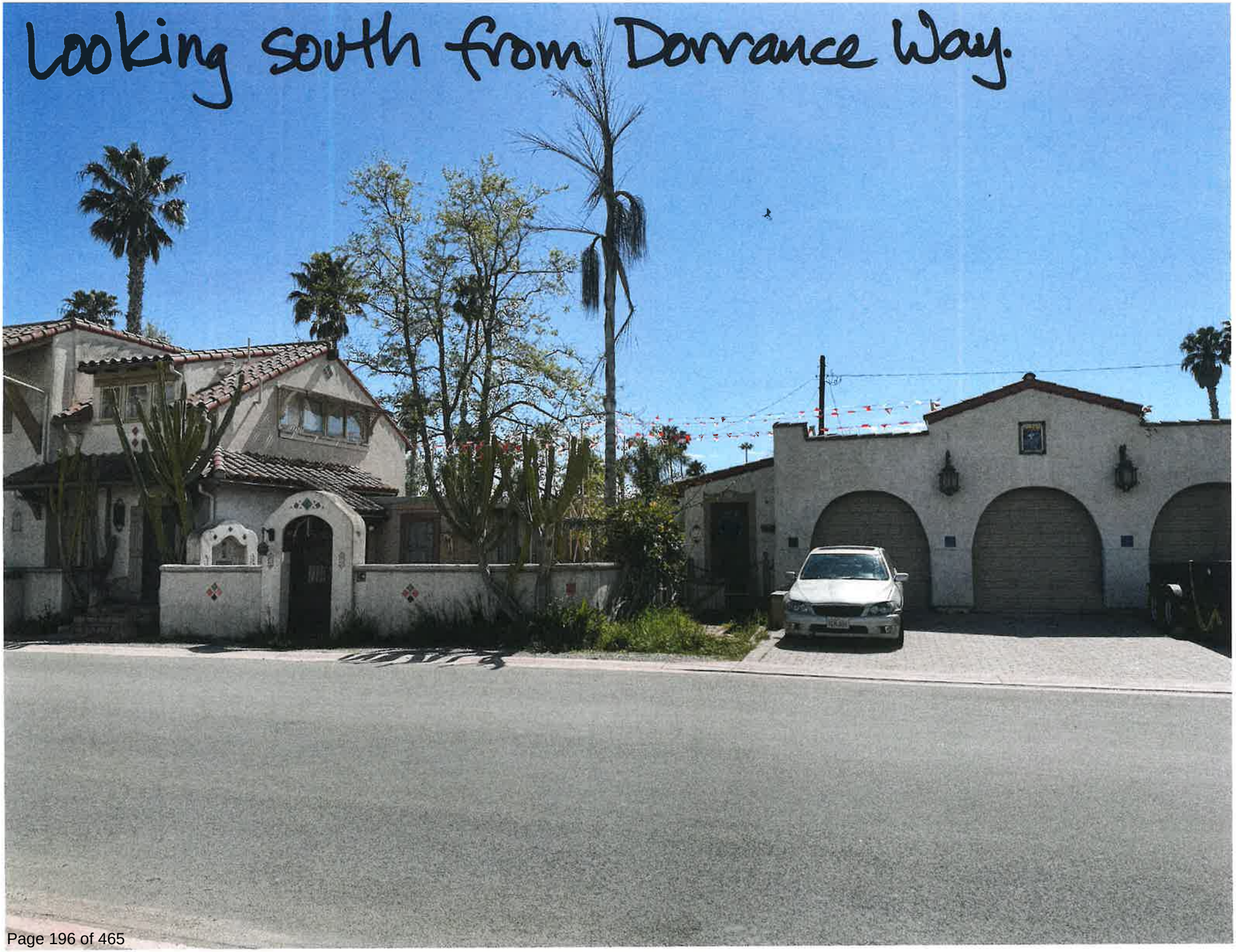
Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026


Looking NW
from Linden Ave.


Looking SW
from Linden Ave.


Looking north from Third Street.


Looking south from Dorrance Way.

Attachment C
Appeal Application and Letter filed by Marilyn Jenkins

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

RECEIVED
CITY OF CARPINTERIA

JUN 10 2026

BRIAN C. BARRETT
CITY CLERK

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013
(805) 684-5405

APPEAL FORM

Name of Appellant: Marilyn Jenkins

Address: [redacted]

Telephone No.: [redacted]

If appeal is specifically related to a development project, please state the:

Assessor Parcel No. 003-440-028 and portion of 003-440-027

Address/Location of property: 333 Linden Avenue, Carpinteria

Case and/or Project No. 23-2232-DP/LLA/CDP/ARB

Date of Action taken by Council/Commission/Board or Staff which is being appealed: June 1, 2026

Please attach a written description of the decision of the authorized individual or Commission/Board you are appealing and the grounds of your appeal. This description must be prepared pursuant to Chapter 14.78 (Appeals) of the Carpinteria Municipal Code

Marilyn L. Jenkins
Signature of Appellant

Date filed: 6/10/26

Amount of Fee Paid: $1,396.00

Received by: KB

Appeal to the Carpinteria City Council re: approval of the proposed project at 333 Linden Avenue, Carpinteria:

The purpose of a Planning Commissioner in Carpinteria is to act as an advisory board to the City Council on land use, zoning, and physical development. **These appointed community members ensure that future development fits the town's vision while preserving it's small beach-town character**. In approving this project, the planning committee failed to make legally-supported findings. The record demonstrates inconsistency with the general plan, zoning laws, residential guidelines, natural resource and historic city gateway preservation. There was a vote of 3 to 2 in favor of this project, and the reasons given by the assenting commissioners included errors of discretion. Though zoning laws were cited by a dissenting Commission member, none of the assenting members gave reasons why the proposed project should be approved, in spite of not conforming to these laws.

The project as proposed does not conform to two of the goals of the **Residential Guidelines for the Beach Neighborhood** as follows:

a. **Goal for Building Scale and Massing**. Create consistency and compatibility in the built environment within the Beach Neighborhood in support of the "small beach town" image of Carpinteria.

This project combined with the other two already-approved large-scale houses to be built by this developer stand to completely change the character of the beach neighborhood. Instead of small bungalows, in the first block of Dorrance there will be three and potentially four new 3000+sq foot houses, two of which will face Linden Avenue. This building, as well as the others, will dwarf the adjacent homes, will cause detrimental shadowing, and will destroy the small town feel of the historic entrance to the beach neighborhood.

The assenting commissioners failed to adequately evaluate the cumulative effects of this and the additional projects by this developer. The record contains measurements of the proposed structure but lacks meaningful analysis of its compatibility with the scale, massing, and character of the surrounding Beach Neighborhood.

b. **Goal for Architectural Elements**. Allow for a diversity of building styles while ensuring that structures continue to complement each other with respect to design and materials to reflect the eclectic character of the neighborhood.

The size of the this building, along with two earlier-approved homes on the same block are of a similar architectural design which does not respect the buildings close by. The largest of the existing homes is the one at 301 Linden, next door to the proposed building, which is less than half the size of the proposed house at 1900 square feet and is one and one half stories. Why was cumulative analysis not conducted when the proposed development directly involves adjacent properties under common ownership? While applications may be processed separately, the City has an obligation to evaluate real-world cumulative effects of coordinated development activity on neighborhood character.

The draft of the **Community Design Element** contains similar language to that of the Beach Neighborhood guidelines:

a. Development should maintain the City's small beach town character.

b. Building size, mass, scale and form should be compatible with adjacent and nearby properties and the dominant neighborhood development pattern.

c. Future development should complement and enhance key neighborhood characteristics.

The Commission failed to analyze the cumulative impact of four coordinated properties under common ownership that function as a single development program.

Questions worth raising:

*How does a series of increasingly large structures concentrated under common ownership preserve the Beach Neighborhood's small-town beach character?

* Are they effectively operating as a coordinated hospitality compound?

* Did staff analyze the cumulative bedroom count?

* Did staff analyze cumulative occupancy?

* Did staff analyze cumulative traffic?

* Did staff analyze cumulative noise?

* Did staff analyze cumulative short-term rental demand?

* Did staff analyze cumulative neighborhood character impacts?

The assenting commissioners repeatedly praised the contractor and architect of this project for the changes they made in the plans, touting the "smaller size" of the building as now presented. The reason the house appears to have less square-footage is that the garage is now detached, thus is not included in the building's square footage as it was in the previous plan when it was attached and fronted on Linden Avenue. In fact, the building has actually increased in size, and the amount of general open space on the lot is now decreased. The Planning Commissioners did not seem aware of this fact and thus did not take it into account when voting to approve the project.

Finally, the architect stated briefly that "We just kind of reduced the house and pushed it a little bit forward to make room for the garage in the back". None of the Commissioners made note of this comment. What does "just kind of" mean? It was an error of discretion not to question how far forward the building has now been moved. In one of the drawings, the building has now encroached on the root line of the tree the architect has been directed to protect. This point should have been clarified before the project was approved.

I support development that is consistent with Carpinteria's adopted vision and planning policies. A one-story single-family home should be built on this lot, with a different architectural style from the other two already-approved on Dorrance. This will contribute to available housing in the city, and would create variety in the type of homes this one developer proposes, thus meeting the established guidelines. The visual impact of development at a prominent neighborhood gateway warrants heightened scrutiny regarding scale, massing, neighborhood compatibility, and consistency with the Beach Neighborhood's established character.

Attachment D
CEQA Notice of Exemption

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

Print Form

Notice of Exemption

Appendix E

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

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

333 & 355 Linden Avenue, Carpinteria, CA 93013 (APN 003-440-027 & -028)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the construction of 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 to the common lot line with the adjacent property at 355 Linden Avenue.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303, §15304, §15305, & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project includes only the construction of a new SFD, garage, and a minor LLA that does not create a new parcel, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a site of no more than 5 acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syndi Souter Date: 9/14/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Attachment E
Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 1, 2025

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

Boardmembers absent: None

Boardmembers recused: Lisa Woolf

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Coeler New Residence, Project 23-2232-DP/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/CDP/ARB for preliminary review of a proposal to construct a new 3,251 square foot two-story single-family residence with an attached 426 square foot two-car garage, for a total size of 3,677 square feet and a maximum height of 24.42 feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: Blackmore had a meeting with the applicant about the palm.

Staff Presentation:
Syndi Souter provided a presentation and described the proposal to construct a new 3,677 sq ft 2-story single-family residence including 3,251 sq ft of living space, a 426 sq ft two-car garage with 24.5 feet maximum height and slab on grade foundation. The project will include new landscaping and hardscape with driveway off Linden Avenue and include a Protection Plan for an existing Sycamore tree. She showed an aerial of the site and described the project setting and context at 333 Linden, which is a currently vacant project site of 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field.

Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the east, north, south, and west perspectives, framing, roof plans, colors and materials, landscape and hardscape plans. She discussed and showed photos of the story pole locations and views from Lindon Avenue, Third Street, and Dorrance Way.

Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style.
- The architectural details and color scheme.
- The street façade, including the dominance of the garage doors.
- Plate heights and overall resultant building height.
- Proposed landscaping and hardscape.
- Proposed exterior lighting fixtures and night-sky friendly compliance.
- Compatibility with the neighborhood and the "small beach town" character.
- Planning for future sea level rise impacts.

She answered questions from the ARB regarding changes to the project and how the applicant addressed issues raised during the December 15, 2022 meeting.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed their approach to addressing the prior ARB comments on the project and answered ARB member questions. He reviewed the site plans focusing on foundation, plate heights, architectural style, and the new design with the courtyard based around the preservation of the existing sycamore tree.

Public Comments:
Marilyn Jenkins: There are 5-foot-tall piles of soil stockpiled on the lot that might be used to raise the height of the foundation. She discussed the historical photos she sent of the vicinity. She discussed the Stein house, the former hotel near the site, and the design of her house. She discussed the design of her house and her concerns that she would lose her views. She asked that the height be reduced and expressed her perspective regarding who may be living in the house. She wants the lot to be preserved to the maximum extent possible with a small single-story residence. She noted that the prior hotel use of the Stein house should be considered. She would like the project to be scaled back.

Boardmember Discussion:

O'Connor: The hedges along Linden Avenue should be cut down so story poles can be seen. The mass and scale have been compared to the Stein house and other houses. The Stein house has not been restored to the original style, but has unique style. He feels the proposed style is similar in concept, but the massing is too "muscular" and should be brought to a similar scale to the Stein house.

Little: He agrees with Boardmember O'Connor and would like to see a smaller house with a reduced scale. Bringing the 10-foot plate heights down would help. Look at changing the layout of the ground floor to provide more direct access to the backyard. The Spanish Mediterranean style is great but the size should be reduced from 5-bedrooms to achieve an appropriate scale.

Johnson: In regards to the north and south elevations: The 10-foot plate heights on 2nd floor are not appropriate for small lots in the neighborhood. He expressed the top floor should not appear as a "train car" and needs more articulation. He suggested they could add gables and pop outs to improve the appearance and design of the long walls. In addition, on the south elevation, he would like the window plates to be reduced to get an asymmetrical ridge. He likes the arched window over the stairway and suggests revising the interior so access could be provided from the master bedroom and become an outdoor deck with south views. Perhaps, the wall could be brought up to reduce the overview effects

on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

ACTION: Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The proposed setback is consistent with other residences in this location.

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2232-DP/LLA/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB for continued preliminary review from the 5/1/2025 ARB meeting, of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:

Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at 1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also

increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The applicant explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments to the Planning Commission.

VOTE: 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase

Attachment F
February 2, 2026 Planning Commission Packet

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

Attachment F
Exhibit 1
Planning Commission Staff Report

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 2, 2026

ITEM FOR CONSIDERATION

Coeler New Residence

Project 23-2232-DP/LLA/CDP/ARB

Request to approve a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

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

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owners: Peter and Barbara Coeler

Agent: Dylan Chappell, Architect

Project Location: 333 and 355 Linden Avenue

APNs: 003-440-027 and -028

Zoning: Planned Residential Development (PRD-20)

Land Use Designation: Medium Density Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 3,434 square-foot two-story single-family dwelling with an attached 432 square-foot two-car garage, for a total size of 3,866 square feet. The maximum roof ridge height of the residence would be 23.83 feet above finished grade. The project would include new landscaping and hardscape, including a new curb cut and driveway from Linden Avenue. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place, and a 24-inch diameter Washingtonia robusta (Mexican Fan Palm) street tree is proposed to be removed to construct the new driveway. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden Avenue property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Linden Avenue via the new driveway.

Lot Line Adjustment (LLA)

The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,537.5 square-foot parcels.

Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2. Story poles for a prior design were erected on April 14, 2025, and are substantially similar in height and locations as the current proposal; photographs can be found in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The project area consists of two separate parcels. The property at 355 Linden Avenue (Parcel A) is located at the corner of Linden Avenue and Dorrance Way and is presently developed with a 2,460 square-foot two-story residential structure and a 912 square-foot detached garage. The property at 333 Linden Avenue (Parcel B) is a vacant parcel that is 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story residence with accessory structures and The Spot restaurant to the north, Linden Field and the Carpinteria State Beach campgrounds to the east (across Linden Avenue), a two-story single-family residence to the south, and a vacant lot and residences to the west. The general vicinity contains one- and two-story residential structures.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

Architectural Review Board

Concept Review

A concept proposal, Project #22-2177-CON, for a duplex on this site was previously reviewed by the Architectural Review Board (ARB) on December 15, 2022 prior to the formal project application submittal on July 13, 2023. (Note that the formal application was originally also for a duplex, and the plans have since been revised for a single-family dwelling.) The ARB had the following comments on the concept proposal for this site:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Increase the setbacks and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new duplex on the site was submitted on July 13, 2023, and subsequently revised plans for a Spanish/Mediterranean style 3,251 square-foot two-story single-family residence with an attached 426 square-foot two-car garage, for a total size of 3,677 square feet with a maximum height of 24.42 feet, were submitted in December 2024. The proposal for the single-family residence received preliminary review by the ARB on May 1, 2025. At that meeting, one neighbor spoke and submitted a comment letter raising concerns about privacy, the height and size of the residence, and the architectural style. Another neighbor submitted only a comment letter with concerns about privacy and sea level rise impacts.

The ARB reviewed the design for the single-family dwelling and voted 4-0 to continue the project to a future meeting with the following comments:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the residence at 355 Linden Avenue,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed.

The plans were revised in response to the ARB comments with the following changes:

- A Lot Line Adjustment was incorporated into the project which would reconfigure the lot line between the property at 355 Linden Avenue (which is currently an "L-shaped" parcel) and the project site to create two parallel parcels of equal size at 7,537 square-feet;
- The size of the residence was increased by 189 square feet and a new 356 square-foot covered porch was added to the rear of the residence;
- The plate heights on the second story were reduced to a range of 7.5-feet to 9.5-feet, which lowered the overall height from 24.42-feet to 23.83-feet, a reduction of seven inches;
- The floor plan was reconfigured with the main living area accessible to the backyard and now contains four bedrooms;
- Pop-outs with open gable roofs have been added to the side and rear elevations to articulate the massing;
- The design has been "softened" with more Mediterranean style details and features such as: additional arched windows, adding Santa Barbara stone accents to the front and side walls, the roof pitch on the second story was raised from 2.5:12 to 4:12, the incorporation of shallow or no roof overhangs, additional scallop details in the stucco below the areas without a roof overhang, and an additional tiled arch surround on the northern garage window;
- The second floor has been "wedding-caked" above the first floor at distances ranging from 7-feet to 2-feet on the sides and set back 18.5 feet from the front;
- The landscaping plan has been revised to include a variety of ornamental flowering shrubs and grasses, in addition to perimeter hedges and a lawn area with olive trees in the rear yard; and
- The proposal continues to retain the existing 30-inch diameter native Platanus racemosa (Western Sycamore) that is located at the front of the property, and a tree protection plan has been prepared for the project (see Sheet TPP0.0 in Attachment A, Exhibit 2).

The revised design for the single-family residence received a second preliminary review by the ARB on November 13, 2025. No public comment letters were submitted, and one member of the public spoke with concerns about the existing hedge height blocking views of the story poles, suspicions that the new residence would be a vacation rental, and the size of the proposed residence. The ARB members were generally happy with the revised design, and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- A tree should be added in the planter on the north side of the driveway;
- Additional landscaping should be added along the common property line with the adjacent residence at 355 Linden Avenue; and
- Consider a darker cream/beige stucco color, similar to the color of the stucco at Dart Coffee in Linden Square.

In preparation for the Planning Commission's review of the project, the plans have been updated in response to the ARB comments with the following changes:

- The landscaping plan has been updated to include an olive tree and additional shrubs along the northern property line to soften views from the street; and
- The proposed color for the stucco remains Navajo White, due to the subsequent Final ARB approval of the new residence at 4949 Dorrance Way with a darker cream/beige stucco color (Greek Villa), to avoid two houses with the same color in close proximity.

Copies of the Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB meetings are included in Attachment C.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (c), and (f) (minor alterations to land); 15305(a) (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 5 Exemptions allow for minor lot line adjustments that do not result in the creation of a new parcel. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for rare, threatened, or endangered species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, associated grading (including utility trenches and over-excavation and recompaction for the foundation), landscaping improvements, and a lot line adjustment that would not create a new parcel; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

The proposed CEQA Notice of Exemption is included as Attachment D.

V. ANALYSIS

The discussion below provides an analysis of the project in terms of its compliance with the development standards of Title 14, Zoning, and Title 16, Subdivisions, of the Carpinteria Municipal Code (CMC), and with the objectives and policies of the City's General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code (CMC)

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission. Pursuant to CMC §16.12.010 - Exceptions to map requirements, the lot line adjustment does not require a tentative map because the parcels are adjacent and land is being taken from one parcel and added to the adjacent parcel, and no additional parcels are created. The proposed lot line adjustment meets these criteria, and can therefore be approved by the Planning Commission.
The following table identifies the project's conformance with applicable Planned Residential Development District and other CMC requirements:

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
Setbacks		
Front (Linden Avenue)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	60 feet from centerline of street; 20 feet from property line
Side (North)	5 feet	5 feet
Side (South)	5 feet	5 feet
Rear (West)	15 feet	64 feet
Height	30 feet max.	23-feet 10-inches max.
Building Coverage	50% max. (3,768 square feet)	Pre-LLA: 46.4% (2,452 square feet) Post-LLA: 32.5% (2,452 square feet)
Open Space & Landscaping	20% min. (1,507 square feet)	Pre-LLA: 47% (2,274 square feet) Post-LLA: 63% (4,725 square feet)
Density	20 units/acre Pre-LLA: 2 units max. Post LLA: 3 units max.	1 unit (pre- and post-LLA)
Parking	2 garage spaces	2 garage spaces
Driveway Width	16 feet max.	16 feet

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

c. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.
e. The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.
f. The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's beach neighborhood. The project is an in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested Lot Line Adjustment, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

Demolition of the Detached Garage at 355 Linden Avenue

The rear wall of the existing detached 912 square-foot garage at 355 Linden Avenue encroaches approximately six inches onto the property at 333 Linden Avenue. During the project review, the applicant team opted to demolish the garage instead of including a re-alignment of that section of the common property line with the Lot Line Adjustment proposal. In the future, under a separate permit application, the applicant team plans to make improvements to the property at 355 Linden Avenue which will likely include a new garage structure. The demolition of the garage, which would result in no covered parking onsite, is permissible under the provisions of AB 2097, which eliminates the requirement for dedicated onsite parking spaces for residential uses within one-half mile of the Amtrak Station. As such, the State law with California Coastal Commission support, supersedes the CMC requirements for residential parking spaces.

Subdivision Requirements, Title 16 CMC

Title 16 of the Carpinteria Municipal Code (CMC) regulates land subdivisions, mergers, and lot line adjustments in conformance with the California Subdivision Map Act. For the proposed lot line adjustment, neither a tentative or final parcel map is required pursuant to the exception listed in CMC §16.12.010.E, which states, "A lot line adjustment between two or more existing adjacent parcels [is exempt from the requirements of this Title], where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the planning commission." The proposed lot line adjustment meets this exception as it would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in

size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. Thus, the lot line adjustment would result in two equally sized parcels that conform to the current 7,000 square-foot minimum lot size for a residential parcel.

Additionally, the maximum density allowed for both parcels combined would remain at a total of six units. The maximum density in the PRD-20 zone district is 20 units per acre. Presently, the 9,787.5 square-foot parcel at 355 Linden Avenue could contain up to four units, and the 5,287.5 square-foot parcel could contain up to two units, for a total of six units. The lot line adjustment would result in two 7,537.5 square-foot parcels, which could contain up to three units each, for a total of six units. As such, the lot line adjustment would not increase the total allowed density.

For more detail, see the attached Lot Line Adjustment Site Plan and Exhibit included in Attachment A, Exhibit 2.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed project represents an in-fill development project that would result in a gain of one dwelling unit on a site located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to three units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are developed in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and bicyclists. Sidewalks line both sides of the street in this area, and a bike lane runs along the western (southbound) side of Linden Avenue. The proposal would introduce a new low 2.5-foot-tall stucco wall and a driveway with a garage that would back-out onto Linden Avenue. The low wall height would enable adequate vision clearance during ingress and egress for line-of-sight and pedestrian travel along the sidewalk.

Open Space, Recreation, & Conservation Element

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site contains a 30-inch diameter Platanus racemosa (Western Sycamore). Through the course of the project design, the applicant has modified the layout of the proposed residence to retain the sycamore tree and protect the critical root zone to the maximum extent feasible. An arborist has prepared a Tree Protection Plan which includes measures to protect the tree and its roots during site preparation and construction (see Sheet TPP0.0 in Attachment A, Exhibit 2). The recommendations included in the Tree Protection Plan have been incorporated into the project conditions of approval.

Safety Element

Objective S-4: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

The project site is not currently located in the designated 100-year floodplain, nor is it proposed be on the forthcoming updated FIRM maps. However, the site is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

Noise Element

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular cottage and Craftsman style residences ranging from one to two stories. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just north of the project site (355 Linden Avenue). The size, massing, and height of the proposed residence is comparable to other newer two-story structures in the vicinity. Additionally, the height is lower than the adjacent two-story residence to the north, but higher than the adjacent two-story cottage to the south, so the residence would create a "stepped-down" transition between the existing adjacent structures on Linden Avenue.

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

Although views of the ocean and mountains are available from the site, the proposed project would not significantly block any public views as the building footprint, location, and massing are generally in line with adjacent development to the north and south.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

Objective CD-10: *Areas with attractive frontages designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10b: *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

The proposed site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and vehicles. Welcoming features to the proposed unit include large windows, doors, and balconies facing Linden Avenue and a low stucco wall with a wooden gate around the front yard area. Landscaping is proposed along the sidewalk in front of the wall. The garage comprises 22.87-feet, or 65% of the front elevation. However, it should be noted that the site is only 45-feet wide, with 35-feet of buildable width given the five-foot side yard setbacks, and the design meets the minimum interior dimensions for a two-car garage at 18-feet deep by 18-feet wide. As such, the garage has been designed to be as small as possible with two single-wide doors to minimize views of the garage from the street and well-articulated, making use of decorative materials and quality detailing. The low 2.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

An ornamental sconce is proposed at the side of the garage near the pathway to the entrance. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board and on Sheet A6.0 of the plans in Attachment A, Exhibit 2. The specifications for the exterior light fixtures would be reviewed during Final ARB review for consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including roof-mounted solar panels. Future site landscaping would be expected to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with plate heights ranging from 7.5- to 9.5-feet, a combination of gable, hip, and shed roofs, with portions of the elevations "popped-out" and stepped back in various locations. The second story balconies add further depth to the proposal. A 2.5-foot-tall stucco wall with a wooden gate and landscaping would separate the private front yard area from the street. The lower-level finished floor would be approximately eight-inches above existing grade.

The design of the proposed residence consists of varying one- and two-story elements, to avoid a "boxy" building design.

The site is constrained due to width, and as such, the proposed garage encompasses 65% of the lower front elevation of the residence. As discussed above, the garage has been designed to meet the minimum interior dimensions but would nevertheless unavoidably exceed the intent of Implementation Policy 4, above. In an attempt to mitigate this, the proposed garage bays would have individual wooden doors (which comprise 46% of the street elevation) and would have a shed roof above to soften the presence of the garage facing the street.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the left side of the East Elevation on Sheet A3.1 of the plans in Attachment A, Exhibit 2.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The proposed size, bulk, and scale of the revised residence appear to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, and the second story plate heights and overall height have been reduced to better relate to the immediately adjacent residences. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, however the variety of architectural styles, massing, and colors/materials helps to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the second story balconies. The proposal complies with DG 4 with the second story at

36.5% of the total square footage. The proposed second-story is stepped back 18.5-feet from the lower ground floor façade, so the proposal complies with DG 5. The maximum height of the proposed residence would be 23.83-feet, so the proposal is compliant with DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The proposed front and rear façades are 35-feet wide, and the sides are longer. The elevations incorporate off-set wall planes, varying plate heights, a variety of window sizes and shapes, wooden garage doors, a stone wrap around the base of the garage, stone accent walls, and wooden trellis accents. These elements appear to meet the intention of DG 10.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the proposed roof incorporates front-and rear-facing gables, small open gables over the pop-outs along the sides, a hip roof over the covered porch at the rear, and a shed roofs above the primary bath and garage doors. These variations break up the roof mass and appear to comply with the intention of DG 12. A roof plan with more information on the roof design and layout can be found on Sheet A2.2 of the enclosed plans in Attachment A, Exhibit 2.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The portion of the front yard that does not include the driveway would be surrounded by a proposed 2.5-foot-tall stucco wall with a wooden gate for access. The gate would open from Linden Avenue into the front yard area. The low wall and gate would create an open feeling between the public and private spaces.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

Due to the nature of the site and the desire to retain the sycamore tree, the driveway and garage are proposed to be located at the front of the residence facing the street. The garage has been designed with the minimum dimensions and will have two separate doors and a stone wrap at the base to break

up the elevation. The face of the garage wall over the doors would be covered by a shed roof with exposed wooden beams, rafter tails, and supports.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including stucco scallops along the roof edges, stone accents, wooden doors and gates, and lanterns are fine details that further embellish the quality of the design. The front second story balcony over the garage would primarily overlook the street and would be located approximately 16-feet away from the northerly neighboring residence, which is also two stories and located towards the street. The smaller front second story balcony would overlook the front courtyard and would be set back approximately 60-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Lastly, the rear second story balcony would overlook the covered porch roof and rear yard.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscape/hardscape plan has been prepared to work around the existing sycamore tree. The hardscape materials include permeable pavers for the driveway, north side pathway, and rear patio area. The front walkway, courtyard, south side pathway, and rear covered porch flooring would be flagstone. The bulk of the front yard, under the sycamore tree, would be decomposed granite. Landscaping includes a fruitless olive tree with flowering shrubs and grasses in the front, side hedges, and a lawn area with fruitless olive trees in the backyard. Shrubs would be planted around the perimeter of the site with planters at the front along Linden Avenue to provide a buffer along the street frontage.

DG 32: *Exposed walls should be finished with stone, stucco or other aesthetic treatment.*

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a new 2.5-foot-tall stucco wall with a wooden gate is proposed to enclose the front yard area. This style of wall is consistent with the proposed Spanish/Mediterranean style of architecture for the residence. A landscaped planter is proposed in front of the wall to provide screening and softening.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

The proposed plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The proposed conditions of approval require that the ARB review the specifications for the proposed exterior lighting for compliance with the above measure and the City's general night-sky friendly lighting policies.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a four-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

VI. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees (DIFs). If the project were approved as submitted, it would be subject to the fees as shown in the following tables. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

Estimated Development Impact Fees

For one new single-family residential unit, based on 3,434 square-feet of new habitable area.

Fee Type	Fee Per Square-Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.12	$412.08
Highway Interchanges & Bridges	$1.68	$5,769.12
Traffic Control Facilities	$0.20	$686.80
General Facilities & Equipment	$0.95	$3,262.30
Storm Drainage Facilities	$1.78	$6,112.52
Quimby/Parkland Acquisition	n/a	n/a
Parks and Recreational Facilities	$5.63	$19,333.42
Aquatics Facilities	$0.34	$1,167.56
TOTAL DIFs		**$36,743.80**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	$3,261.59	$3,261.59
Fire Protection Certificate	$ 229.00	$229.00
Carpinteria Sanitary District		
Development Impact Fee	$6,746.00	$6,746.00
Sewer Service Charge	$800.70/unit/yr.	$800.70/yr.
School District		
Residential (habitable area)	$3.48/sq. ft.	$11,950.32
New Construction Tax	$500.00	$500.00
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL Other Fees		**$23,987.61**

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)

2. Direct the applicant to prepare project revisions and return to the next Commission meeting.

3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A Resolution PC-26-001
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B Story Pole Photographs

Attachment C Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

Attachment D CEQA Notice of Exemption

Attachment A
Resolution PC-26-001

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

February 2, 2026

RESOLUTION NO. PC-26-001

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN, LOT LINE ADJUSTMENT, AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2232-DP/LLA/CDP/ARB FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, AND ADJUST THE LOT LINE WITH THE ADJACENT PROPERTY AT 355 LINDEN AVENUE. THE PROJECT IS LOCATED AT 333 & 355 LINDEN AVENUE (APNs 003-440-027 & -028), REQUESTED BY DYLAN CHAPPELL.

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan, Lot Line Adjustment, and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their December 15, 2022, May 1, 2025, and November 13, 2025 meetings, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan, Lot Line Adjustment, and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); 15305(a) (minor alterations in land use limitations); and 15332 (in-fill development projects); and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, Lot Line Adjustment, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan, Lot Line Adjustment, and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 2nd day of February 2026, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
David Allen, Chair

ATTEST:

_____
Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 2nd day of February 2026.

Attachment A
Exhibit 1:
Findings for Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

February 2, 2026

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 23-2232-DP/LLA/CDP/ARB
FEBRUARY 2, 2026

COELER NEW RESIDENCE & LOT LINE ADJUSTMENT
333 & 355 LINDEN AVENUE

REQUESTED BY DYLAN CHAPPELL

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan, Lot Line Adjustment and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The project has been reviewed by the City's Architectural Review Board at duly noticed public meetings which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); 15305(a) (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with an attached garage, associated grading and landscaping, and a minor lot line adjustment that does not result in the creation of a new parcel, on a lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the Planning Commission hearing of February 2, 2026, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development (PRD), and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Spanish/Mediterranean style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

   The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. An existing native sycamore tree would be preserved on the project site. There are no known other sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise. A condition has also been included requiring adherence to the requirements of the Tree Protection Plan for the preserved-in-place sycamore tree.

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

   There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence with an attached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated February 2, 2026. The demolition of the detached garage at 355 Linden Avenue to remedy the encroachment onto the property at 333 Linden Avenue is permissible under the provisions of AB 2097, and the area of the demolished garage would remain as an open area for onsite uncovered parking.

1.4 Lot Line Adjustment Finding

Pursuant to the Subdivision Map Act and Title 16 of the Carpinteria Municipal Code, it has been found that the Lot Line Adjustment requested may be issued based on the following finding:

1. *A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.*

   The proposed lot line adjustment is between two legal lots and would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. The adjusted parcels would be consistent with the City's Local Coastal Plan/General Plan and the Carpinteria Municipal Code. Therefore, this finding can be made.

1.5 Coastal Development Permit Finding

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

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

   The project involves the construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development, and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of February 2, 2026, and herein incorporated by reference. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

February 2, 2026

333 LINDEN AVE

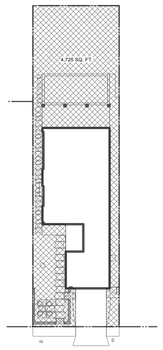
BIRDSEYE VIEW



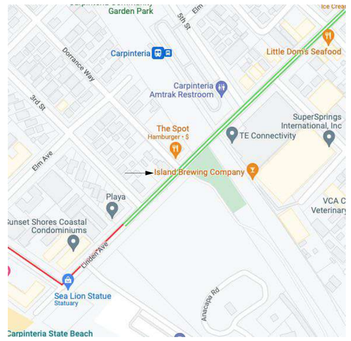
FEMA FIRM



OPEN SPACE DIAGRAM



VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-028
LOT AREA	7,537.5 SQ. FT. 30%
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	23'-10" 7"
SETBACKS	FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'
PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)		PROPOSED (SF)	
	NET	GROSS	NET	GROSS
1ST FLOOR [LC]				1,945
2ND FLOOR				1,414
HOUSE TOTAL				3,359
GARAGE [LC]				432
1ST FLOOR COVERED PORCH				356
2ND FLOOR BALCONIES				468
LOGGIA [LC]				75

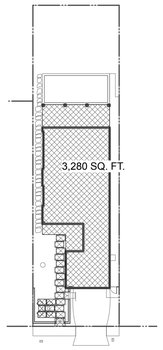
LOT COVERAGE DATA	PROPOSED (SF)		
SITE	7,537.5	100%	30%
BUILDING FOOTPRINT (LOT COVERAGE)	2,511	33%	13%
MAX LOT COVERAGE ALLOWED	3,769	50%	1,258
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	9%
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	4,725	63%	16%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

STREET VIEW



IMPERVIOUS DIAGRAM



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	**PETER AND BARBARA COOLER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,359 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 432 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS
TPPO.O	TREE PROTECTION PLAN

CIVIL

C0.0	SURVEY
C1.0	COVER SHEET
C2.0	FINE GRADING PLAN
C3.0	EROSION CONTROL PLAN
C4.0	EROSION CONTROL DETAILS

ARCHITECTURAL

A1.0	SITE PLAN
A2.0	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.1	ROOF PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS

LANDSCAPE

L1.0	LANDSCAPE PLAN

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ☑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

410

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.



Show on your site plan:

❑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

❑ No erodible areas drain on to permeable pavement.

❑ Subgrade compaction is minimal.

❑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

❑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

❑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

❑ Rigid edge is provided to retain granular pavements and unit pavers.

❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

❑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

610

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

FIRE DEPARTMENT NOTES

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

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

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

LAND DEVELOPMENT NOTES

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

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

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0



















CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH, IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

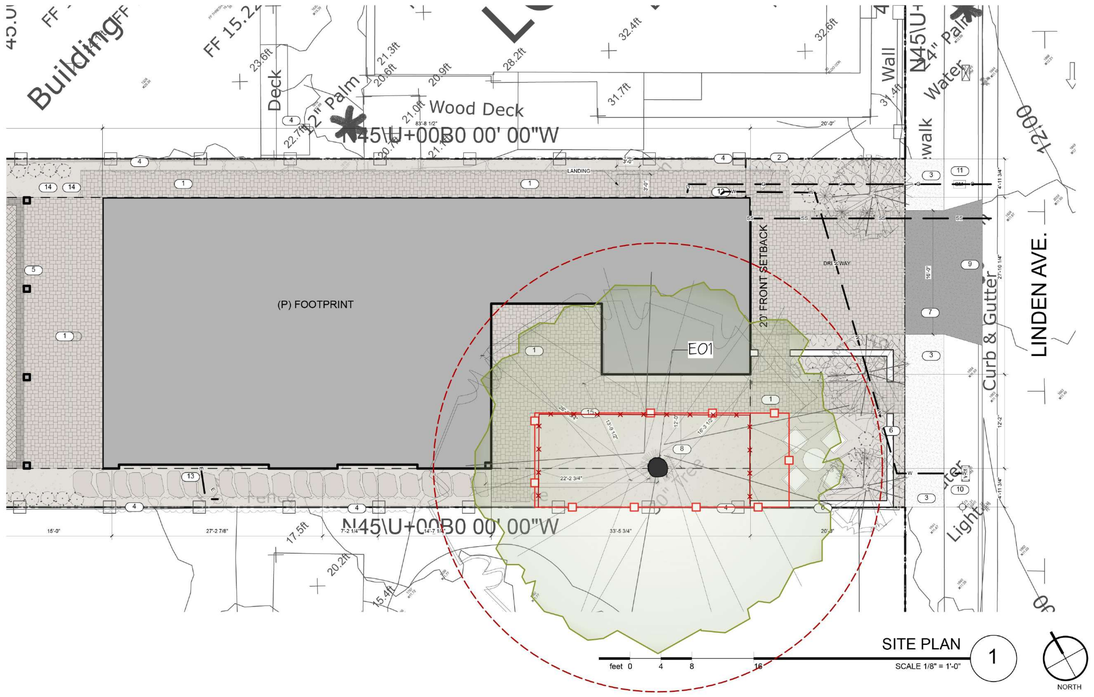
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



SITE PLAN
SCALE 1/8" = 1'-0" 1

NORTH

Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	48'0"	78'0"	29.9 Inches	1	Average	Retain	Average	42.8%	10/11/2024

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

DIGALERT

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/01/2024.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

T.N

TREE PROTECTION PLAN

SUBMITTAL SET

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall neither be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

SCALE: 1/8" = 1'-0" 0 8' 16' 24'

REVISIONS
1 07/12/2025

SHEET TITLE: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA,CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
P.O. BOX 104
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0168

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

EXHIBIT "A"

LOT LINE ADJUSTMENT

LEGAL DESCRIPTION

PARCEL A

Lot 1 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the north half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

PARCEL B

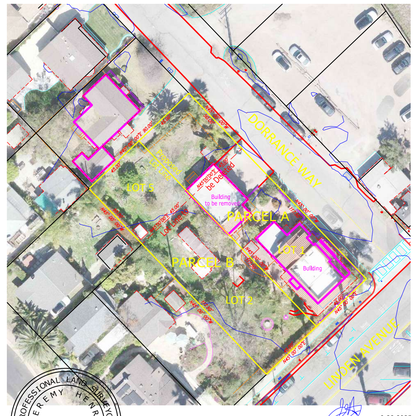
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the south half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Prepared on September 1, 2025 by:

Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com

SITE PLAN


DORRANCE WAY
LINDEN AVENUE
PARCEL A
PARCEL B
LOT 6 R1
LOT 5 R1
LOT 1 R1
LOT 2 R1
E-1
E-2
Building to be removed
Building
Proposed Lot Line
Lot Lines to be Deleted
Proposed Lot Lines to
Existing Lot Lines to be Deleted
Existing Lot Lines to be Deleted
Existing

CITY OF CARPINTERIA

333 LINDEN AVENUE

LEGAL DESCRIPTION:

APN 003-440-028
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-027
Lot 1 and Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-026
Lot 6 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-010
Lot 4 in Block "H" of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 9, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County.

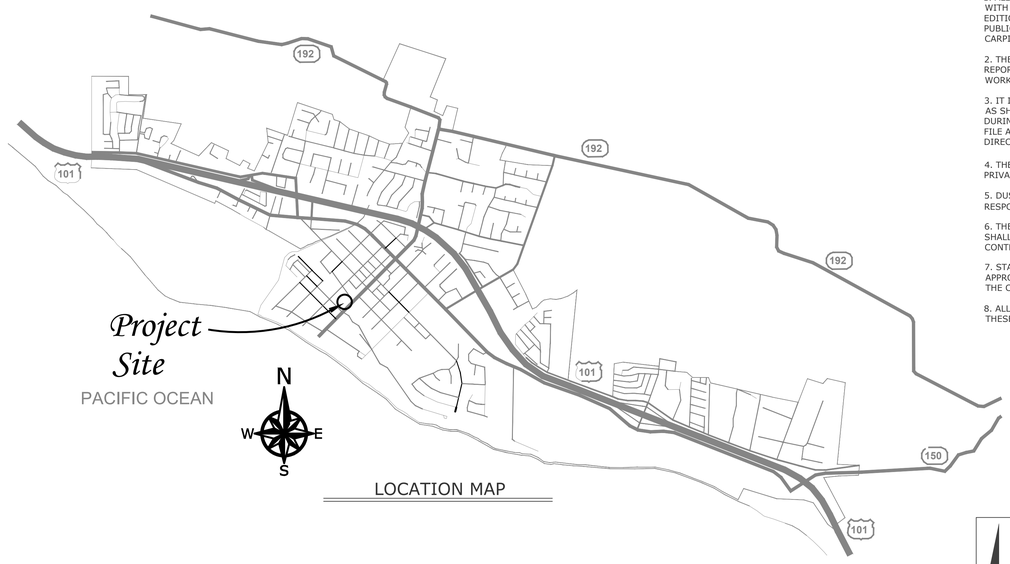
LEGEND/SYMBOLS

20	EXISTING INDEX CONTOUR	TSPB	TRAFFIC SIGNAL PULLBOX
22	EXISTING INTERVAL CONTOUR		LIGHT POLE
	CONSTRUCTION CENTERLINE		LIGHT POLE SIGNAL ARM
G	EXISTING GAS LINE		LIGHT POLE SIGNAL
W	EXISTING WATER LINE	UP	UTILITY POLE
S	EXISTING SEWER LINE	SIGN	SIGN
SD	EXISTING STORM DRAINAGE		TREE
COMM	EXISTING COMMINICATIONS	GV	GAS VALVE
	SAWCUT LINE	ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT	V	VALVE (UNSPECIFIED)
WM	WATER METER	WV	WATER VALVE
SDMH	STORM DRAIN MANHOLE	CP1	CONTROL POINT
SMH	SEWER MANHOLE		FOUND MONUMENT AS NOTED
MH	MANHOLE	SMW	SURVEY MONUMENT WELL
CATV	CABLE TV PULLBOX	2529.43 TC 2529.4	EXISTING SPOT ELEVATION (GROUND SURVEY)
COMM	COMMUNICATION PULLBOX	41.86 FS	PROPOSED SPOT ELEVATION
ELEC	ELECTRICAL PULLBOX		APPROX PAVEMENT CORING LOCATION
SLPB	STREET LIGHT PULLBOX		

ABBREVIATIONS

AB	AGGREGATE BASE	ICV	IRRIGATION CONTROL VALVE
AC	ASPHALT CONCRETE	INV	INVERT
AS	AGGREGATE SUBBASE	IRR	IRRIGATION
APPROX	APPROXIMATE	LP	LOW POINT
ARHM	ASPHALT RUBBER HOT MIX	MB	MAIL BOX
BC	BEGIN CURVE	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
BCR	BEGIN CURB RETURN	OHW	OVERHEAD WIRE
BLDG	BUILDING	PB	PULL BOX
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL OR BACK OF WALK	P/L	PROPERTY LINE
CB	CATCH BASIN	PMB	PROCESSED MISC. BASE
CF	CURB FACE	PRC	POINT OF RETURN CURVE
C&G	CURB AND GUTTER	RCB	REINFORCED CONCRETE BOX
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RD	ROAD
COMM	COMMUNICATIONS	R.O.W.	RIGHT OF WAY
CONC	CONCRETE	R/W	RIGHT OF WAY
CP	CONTROL POINT	SCO	SEWER CLEAN OUT
DI	DROP INLET	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
ECR	END CURB RETURN	SMH	SEWER MANHOLE
ELEC	ELECTRIC	SMW	SURVEY MONUMENT WELL
EMH	ELECTRIC MANHOLE	ST	STREET
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX	EXISTING	TEL	TELEPHONE
FG	FINISH GRADE	TG	TOP OF GRATE
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VLT	VAULT
GM	GAS METER	VLV	VALVE
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE

811 Know what's below. Call before you dig.



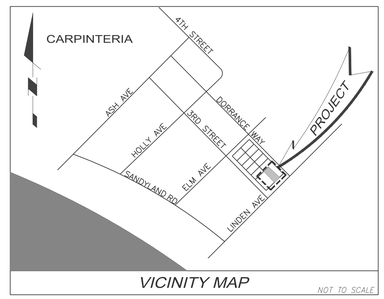
LOCATION MAP

PROPOSED EARTHWORK QUANTITIES

CUT: 0 CU. YDS. EXPORT: 0 CU. YDS. DISPOSAL SITE N/A

FILL: 0 CU. YDS IMPORT: 67 CU. YDS SOURCE TBD

REMOVAL & RECOMPACTION: 667 CU. YDS AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 2.1%



VICINITY MAP NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SUPPLEMENTS, AND ERRATA THERETO, WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND FILE APPROPRIATE DOCUMENTS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS BE AFFECTED BY THESE OPERATIONS.

5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT-OF-WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.36, THESE PLANS, AND AS DIRECTED BY THE ENGINEER.

SHEET INDEX

1.	TITLE SHEET
2.	FINE GRADING PLAN
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL DETAILS

APN: 003-440-028
FILE NO:

OWNER/DEVELOPER:
COELER RESIDENCE
ADDRESS: 333 LINDEN AVE
CARPINTERIA, CA

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

CITY OF CARPINTERIA
333 LINDEN AVE
GRADING COVER SHEET

PROJECT NO. 10615.000
SHEET 1 OF 2
PLAN DATE 09-11-2023

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31357 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

GRADING COVER SHEET

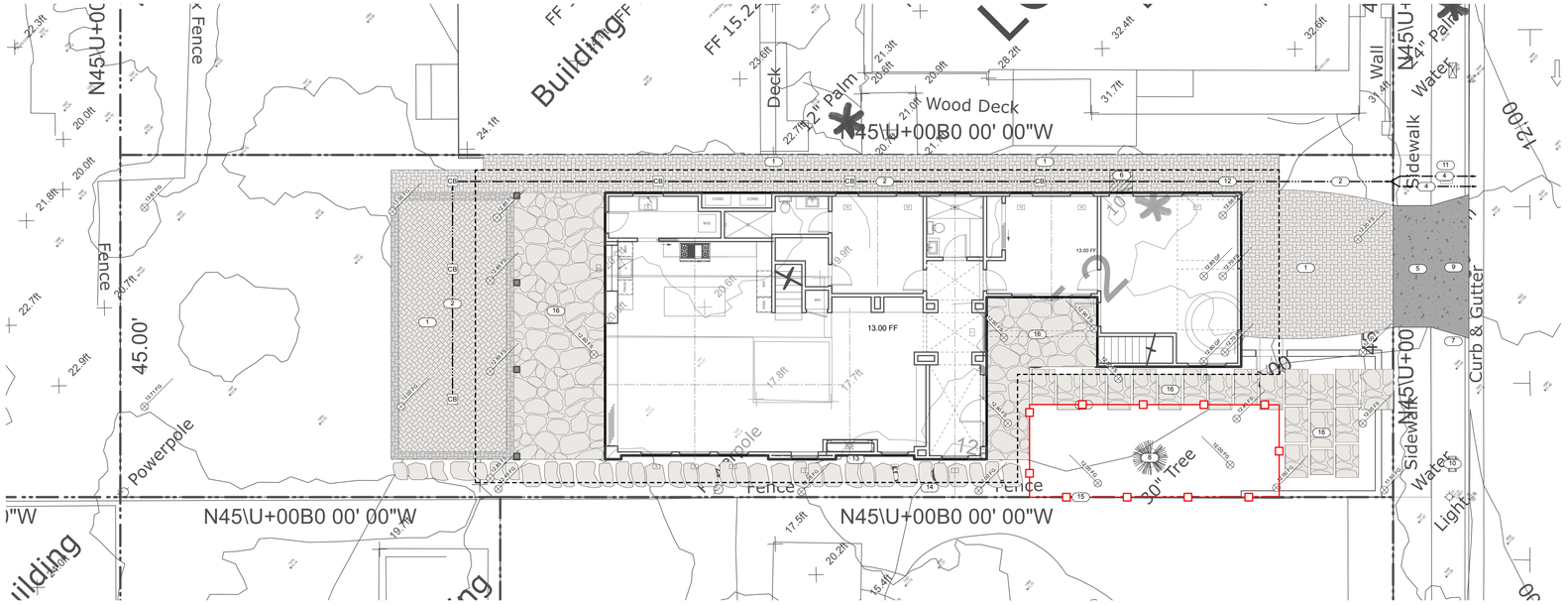
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LEGEND

	PROPERTY LINE
	SETBACK
	4" STORM DRAIN
CB	9" SQUARE STORM DRAIN CATCH BASIN
G	GAS LINE
E	ELEC. LINE
S	SEWER LINE
W	WATER LINE
BF	BACKFLOW PREVENTER
	Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

GRADING KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN. COORDINATE ON SITE IN CRZ OF SYCAMORE TREE.
2. **SITE DRAIN**: 4" DIA. SCHEDULE 40 PVC DRAINLINE (S=.5% MIN)
3. **SITE WALL:** CONSTRUCT SLUGH WALL PER DETAIL #1
4. **DRAIN OUTLET:** INSTALL 4" PVC WYE, 2-3"X4" REDUCERS, 2-3" DIA. SCHEDULE 80 PVC SIDEWALK DRAINS
5. **DRIVEWAY APPROACH:** INSTALL 6" PCC DRIVEWAY APPROACH W/ **#4** @ 18" O.C. EACH WAY OVER 2' OF REMOVAL AND RECOMPACTION
6. **LANDING:** PER ARCH PLANS
7. **NO PARKING SIGN:** REMOVE AND REPLACE "NO PARKING" SIGN.
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT.*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:****WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P)EXCAVATION:*** *LIMITS OF REMOVAL AND RECOMPACTION FOR STRUCTURE. 5 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. **FLAGSTONE:** ON CONCRETE PAD



FINE GRADING PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"
NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

FINE GRADING PLAN

C2.0

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT SANTA BARBARA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF CARPENTERIA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
3. THE SWPPP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. DYLAN CHAPPELL SHALL BE NOTIFIED AT (805) 205-4760 IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

811 Know what's below. Call before you dig.

REFERENCE:

1. SANTA BARBARA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. SANTA BARBARA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

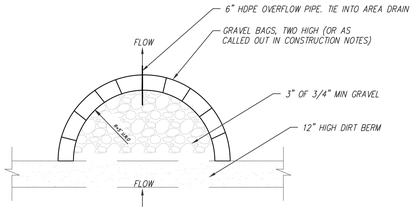
87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   c. SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
   d. GRADING SUBJECT TO COMPLIANCE WITH THE SANTA BARBARA COUNTY APCD DUST CONTROL MEASURES.
   e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
   f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
   g. THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
   h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
   i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
   j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
   k. ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
   l. PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ

2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ

3. SANTA BARBARA COUNTY STORMWATER MANAGEMENT PLAN



GRAVEL BAG DESILTING BASIN — NTS — 1

LEGEND:

FIBER ROLL BARRIER LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "J" ON SHEET EC-2.

SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET EC-2.

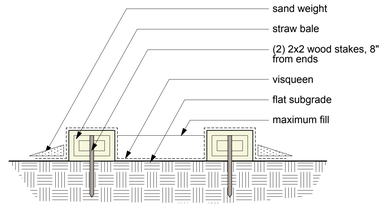
STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET EC-2.

GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-2 AND DETAIL 1 HEREON.

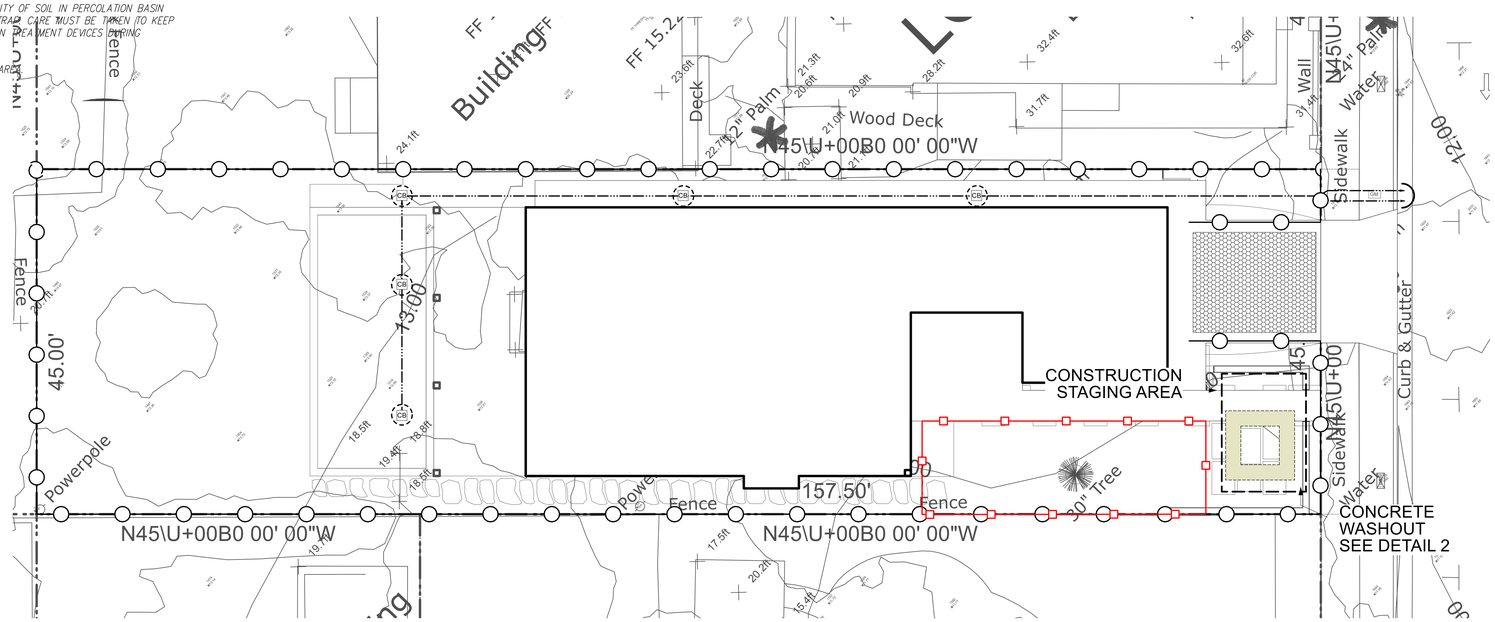
CATCH BASIN/INLET PROTECTION - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-1 AND DETAIL "A" ON SHEET EC-2.

NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA



CONCRETE WASHOUT — feet 0 4 8 16 — SCALE 1/8" = 1'-0" — 2



EROSION CONTROL PLAN — feet 0 4 8 16 — SCALE 1/8" = 1'-0" — 1

NORTH

CHAPPELL ARCHITECTURE
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LICENSED ARCHITECT — DYLAN CHAPPELL — No. C-31307 — STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

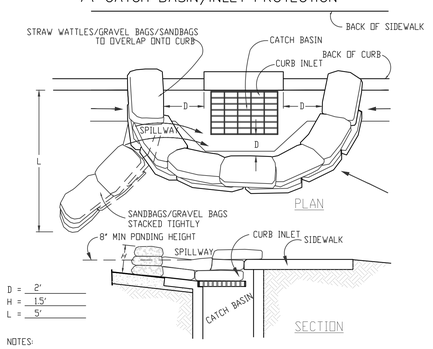
△ REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL PLAN

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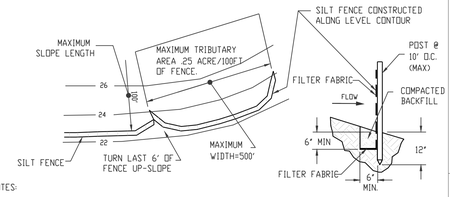
A CATCH BASIN/INLET PROTECTION



NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

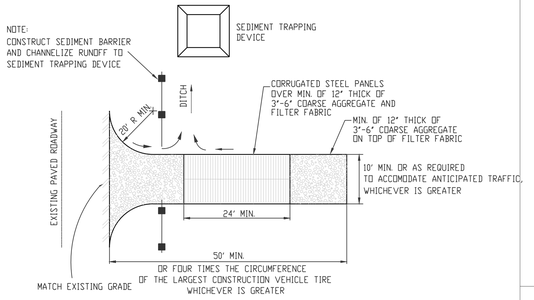


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

Know what's **below.** **Call** before you dig. 811

C STABILIZED CONSTRUCTION ENTRANCE



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

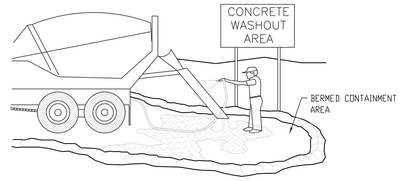
D MATERIAL STORAGE AND DELIVERY

APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

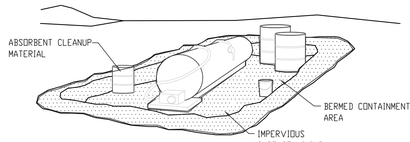
E CONCRETE WASTE MANAGEMENT



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

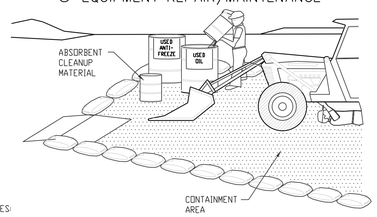
F VEHICLE/EQUIPMENT FUELING



NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.
3. REFER ALSO TO BMP NS-9 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

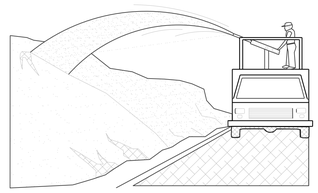
G EQUIPMENT REPAIR/MAINTENANCE



NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.
8. REFER ALSO TO BMP NS-8 AND NS-10 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

H EROSION CONTROL



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/ FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR SANTA BARBARA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

J

CHAPPELL
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LICENSED ARCHITECT — DYLAN CHAPPELL — No. C-31,357 — STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL DETAILS

C4.0

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

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

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

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

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac, or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

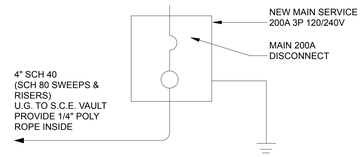
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

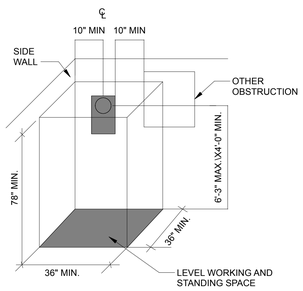
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 5
0 N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	.3	Drip	.81	.37	3102	808	11350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	(A)2502	(B)1432	39,855.00
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	39,855.00
						Maximum Allowed Water Allowance (MAWA)[e]	39,855.00

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular Landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

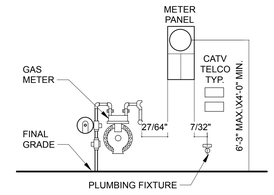
All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE
Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	(A) 2000	(B) 1040	28,951.52
						Maximum Allowed Water Allowance (MAWA)[e]	28,951.52

4



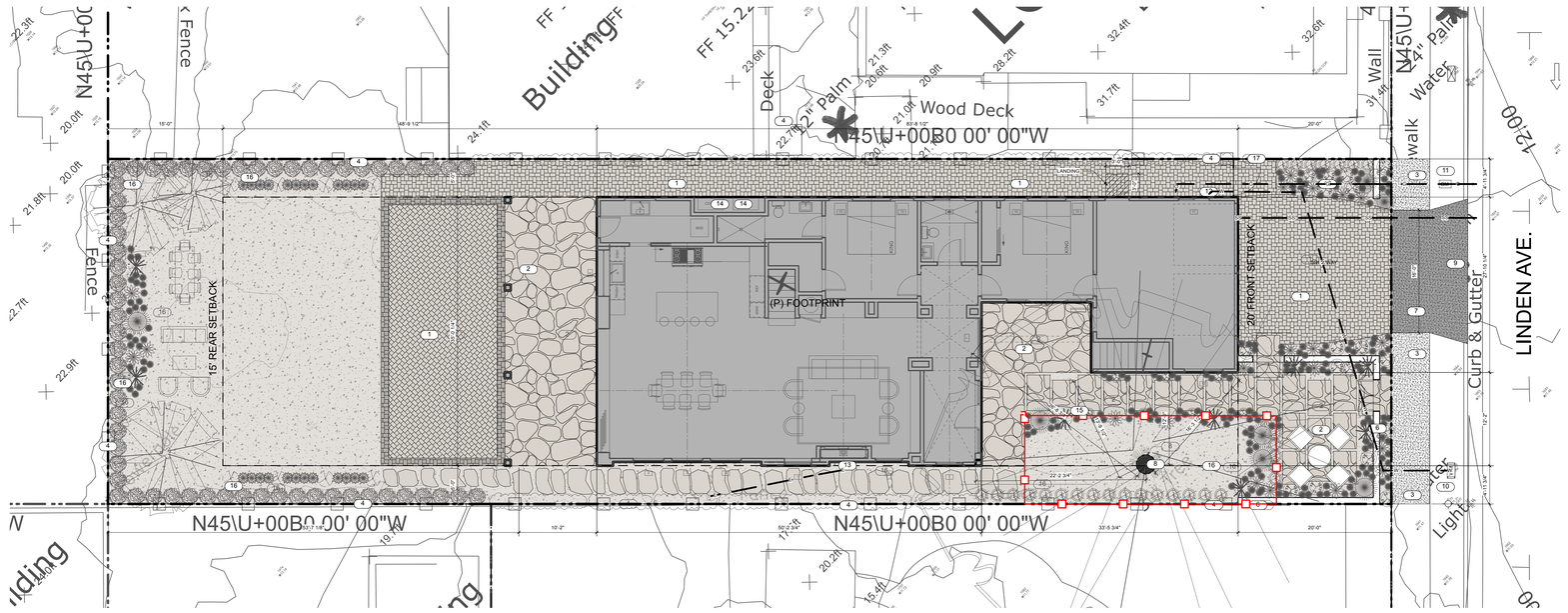
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH



SITE PLAN 1
feet 0 4 8 16
SCALE 1/8" = 1'-0"
NORTH

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31307
REGISTERED
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

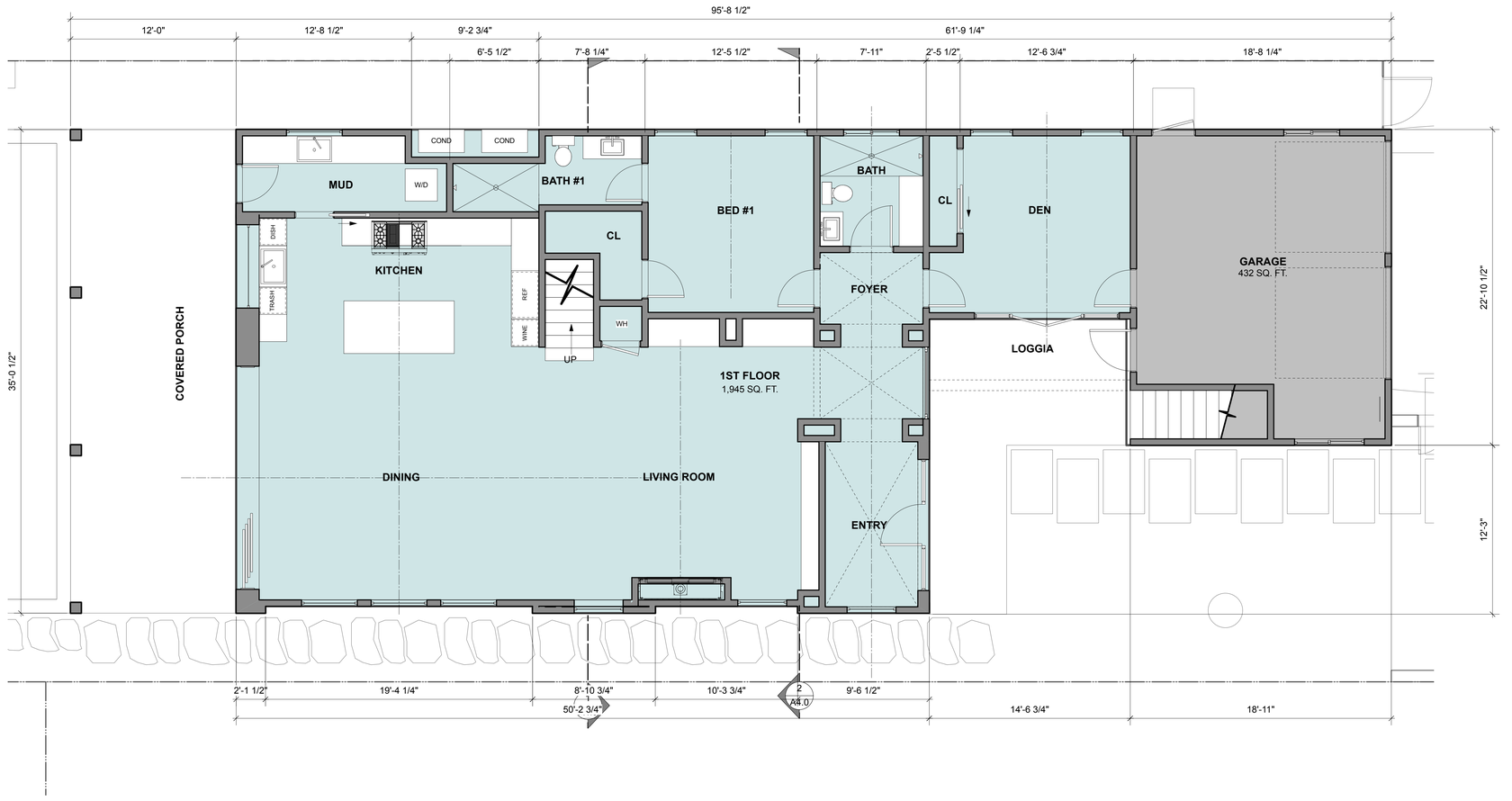
ARB PRELIMENARY APPROVAL 11-13-2025

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NO	DESCRIPTION	DATE

SITE PLAN

A1.0



1ST FLOOR PLAN 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
10-31-2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

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1ST FLOOR PLAN

A2.0

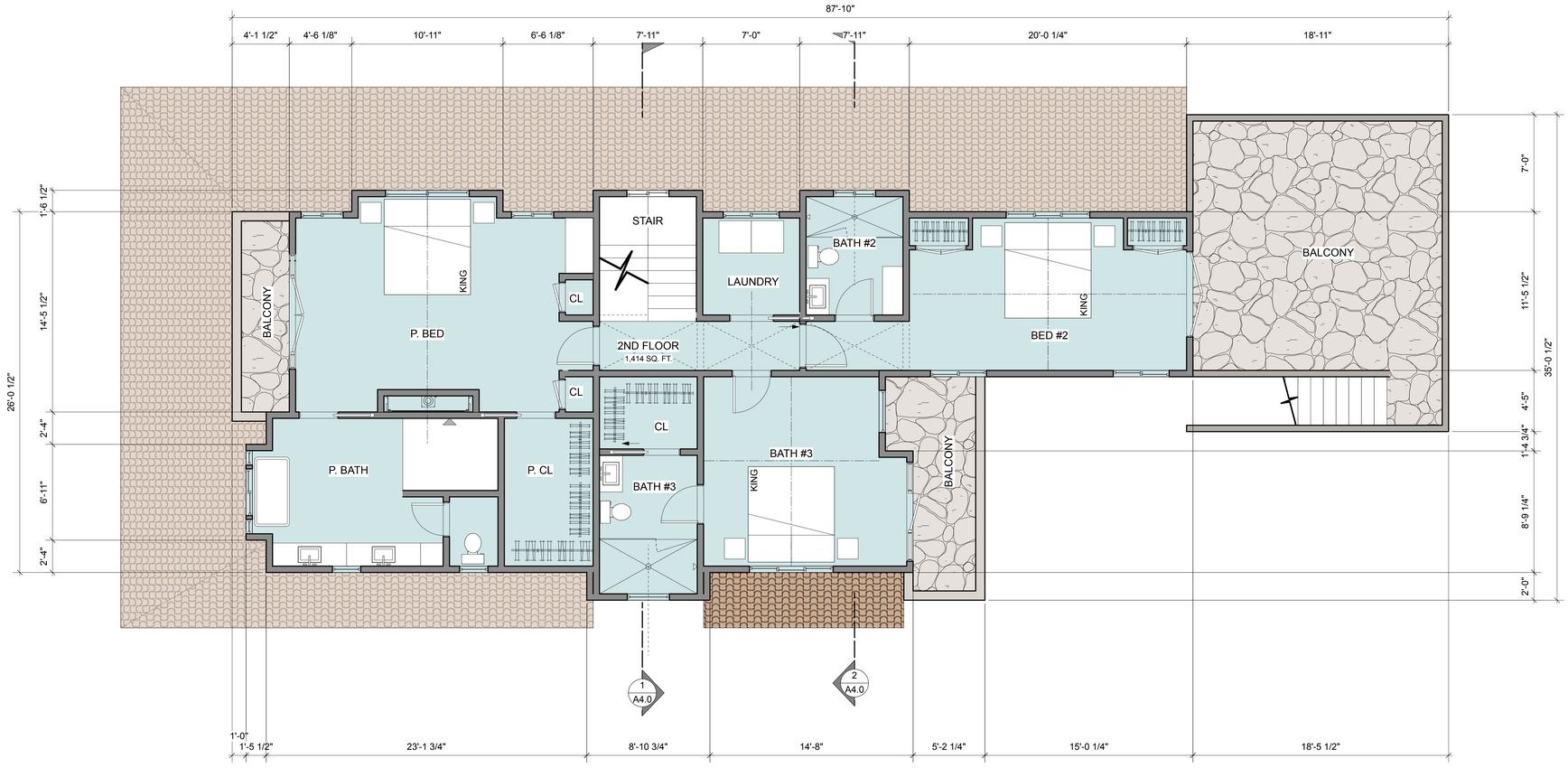
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
RENEWAL 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
PLN2022-2232



2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

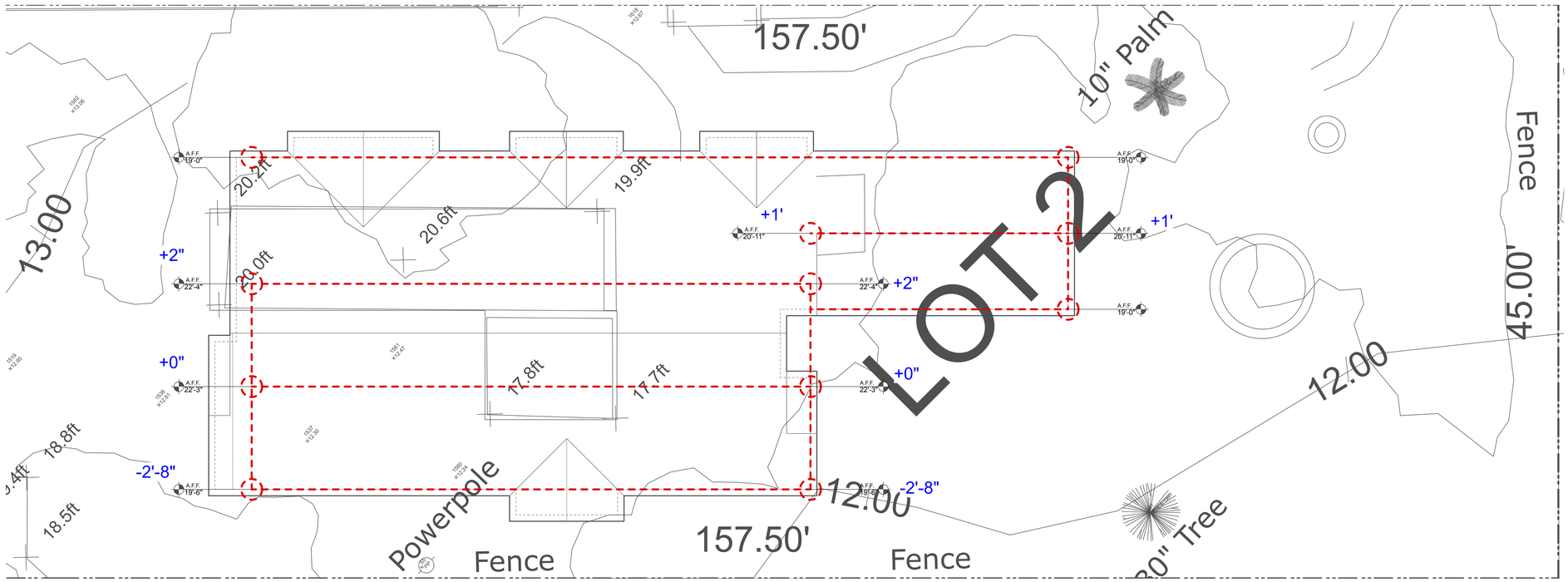
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NO	DESCRIPTION	DATE

2ND FLOOR PLAN

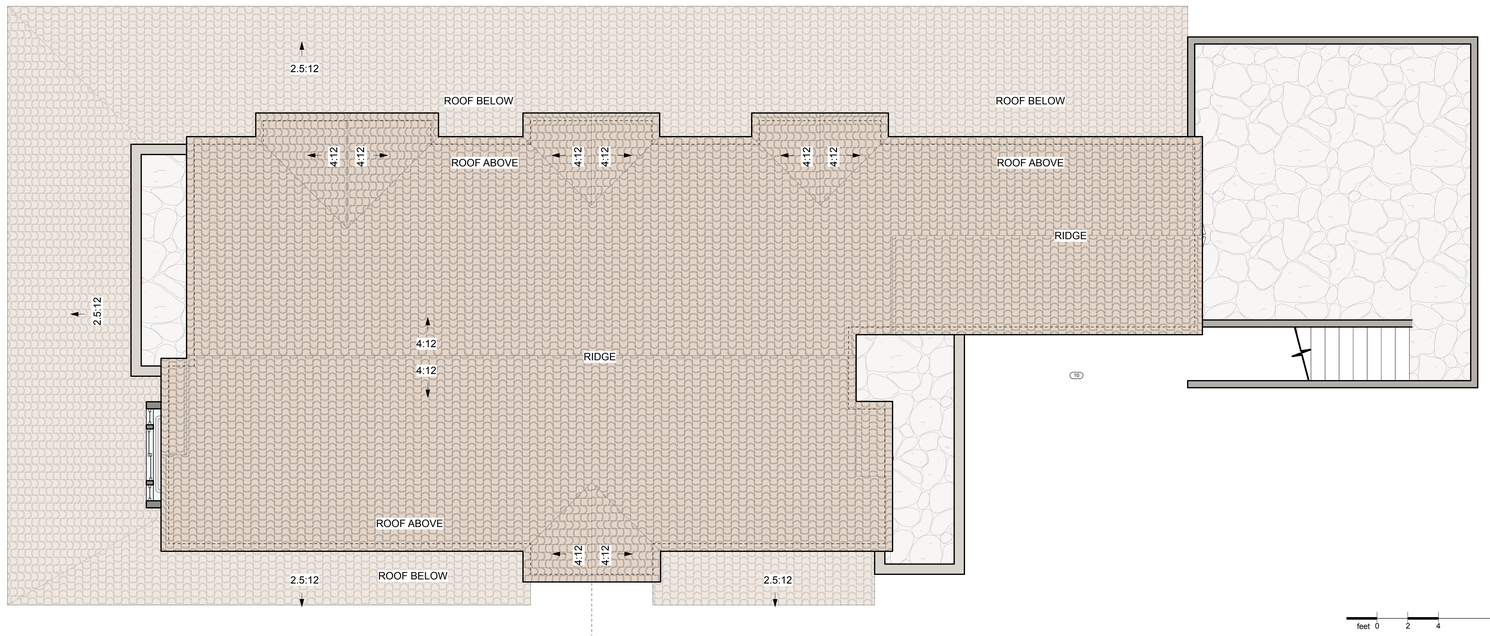
A2.1



STORY POLE PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2



ROOF PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

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LICENSED ARCHITECT DYLAN CHAPPELL 12/31/2027 STATE OF CALIFORNIA

COORDINATION SET
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333 LINDEN AVE SF

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-

ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



WEST ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2



SOUTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 RENEWAL 08/31/2027 STATE OF CALIFORNIA

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CARPINTERIA, CA 93013
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ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



EAST ELEVATION (STREET) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



NORTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

CHAPPELL
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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

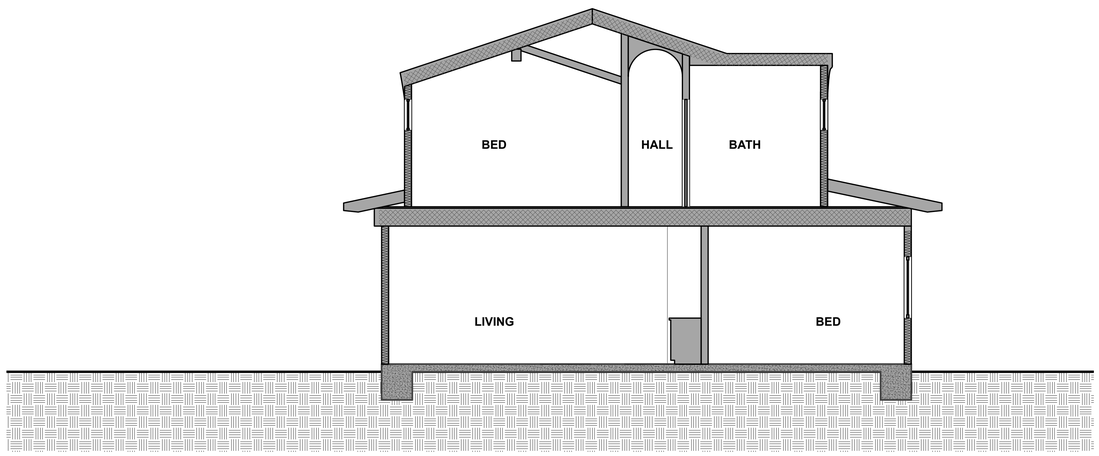
A3.1

SECTION KEY NOTES

1. **ROOF SPRAY FOAM INSULATION**: R-30 HOUSE
2. **WALLS BATT INSULATION**: R-21
3. **FLOOR BATT INSULATION**: R-19 SLAB ON GRADE
4. **SLOPE**: SLOPE TO DRIVEWAY 1/8": 1' MIN.

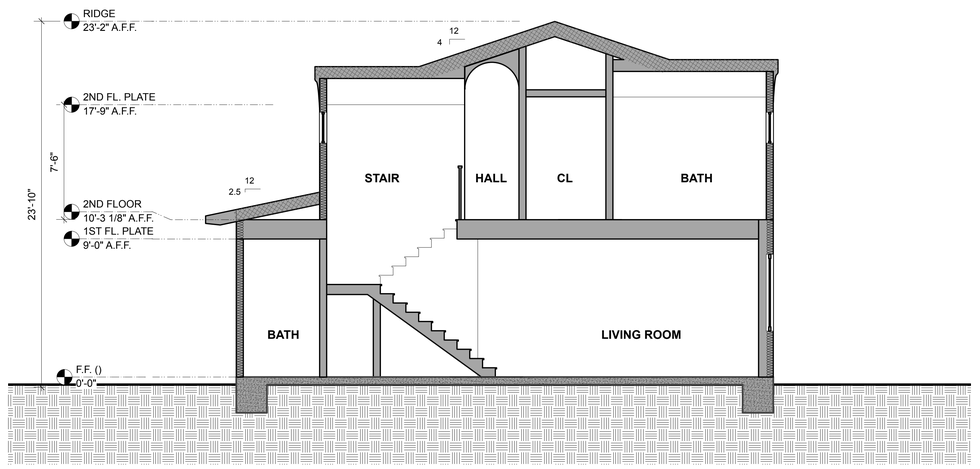
SECTION NOTES

1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
RENEWAL 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
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333 LINDEN AVE SFR

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-

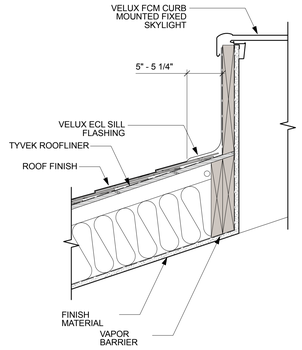
ARB PRELIMENARY APPROVAL 11-13-2025

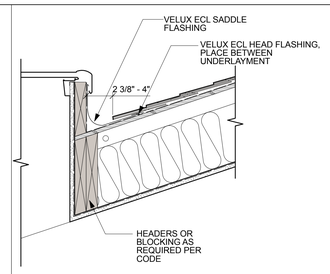
REVISION

NO	DESCRIPTION	DATE

SECTIONS

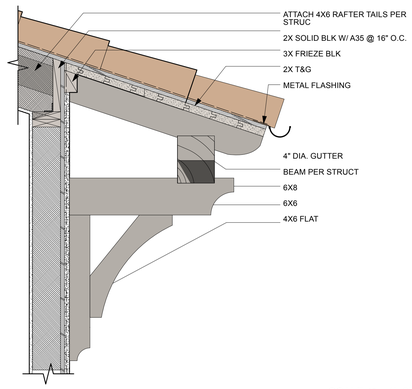
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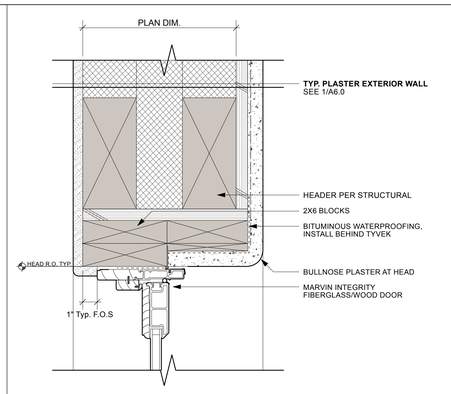
SCALE 1 1/2" = 1'- 0"

16 CURB MOUNTED SKYLIGHT



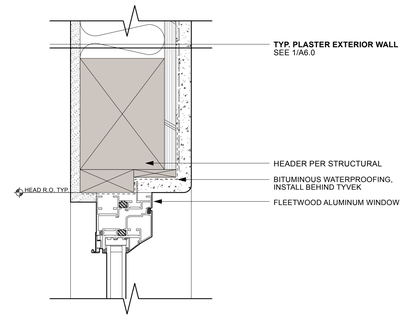
SCALE 1" = 1'- 0"

12 TYP. PLASTER @ EAVE



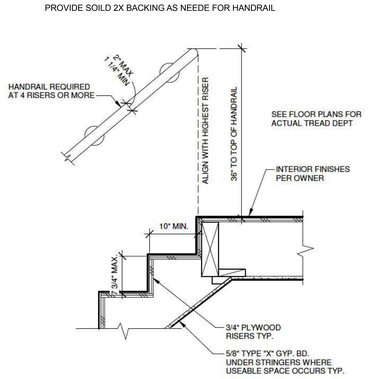
SCALE 3" = 1'- 0"

8 DOOR HEAD @ THICK WALL, JAMB SIM.

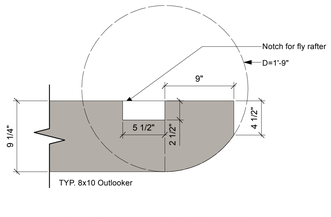


SCALE 3" = 1'- 0"

4 PLASTER @ WINDOW HEAD



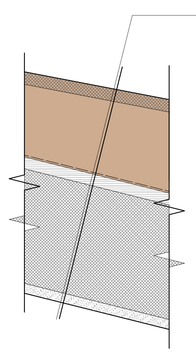
19 TYP. STAIR LANDING @ TOP



NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

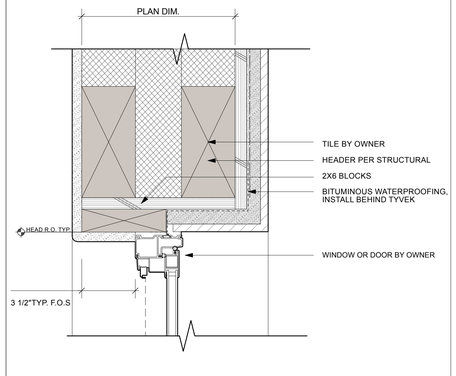
SCALE 1 1/2" = 1'- 0"

15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



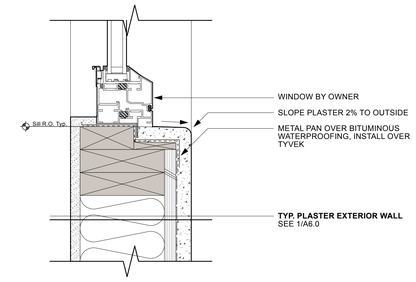
SCALE 3" = 1'- 0"

11 TYP. ROOF DETAIL



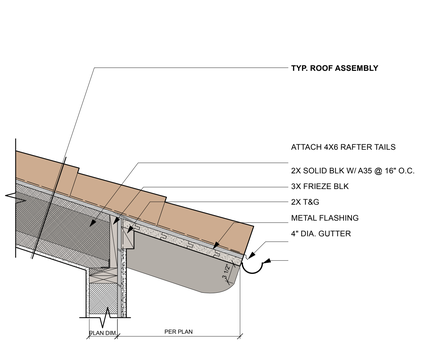
SCALE 3" = 1'- 0"

7 TILE @ WINDOW HEAD, JAMB SIM.



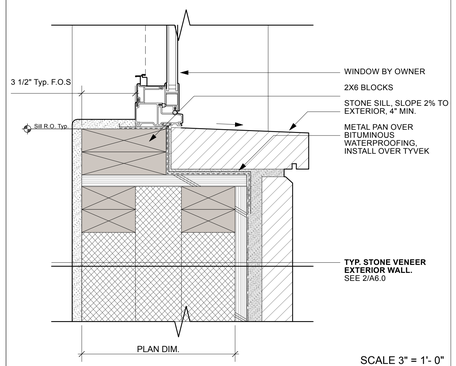
SCALE 3" = 1'- 0"

3 PLASTER @ WINDOW SILL



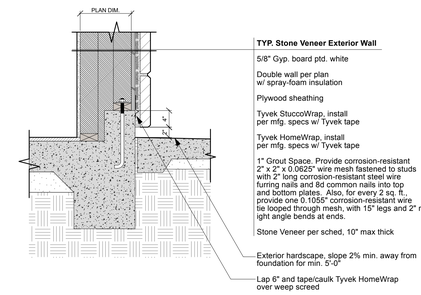
SCALE 1" = 1'- 0"

10 TYP. PLASTER @ EAVE



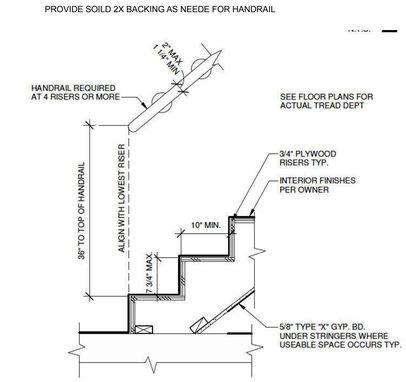
SCALE 3" = 1'- 0"

6 STONE @ WINDOW SILL



SCALE 1" = 1'- 0"

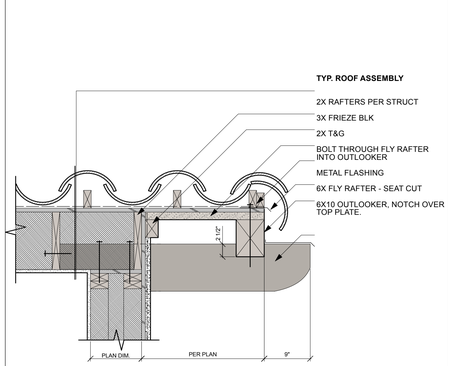
2 TYP. STONE VENEER @ HARDSCAPE



17 TYP. STAIR LANDING @ BOTTOM

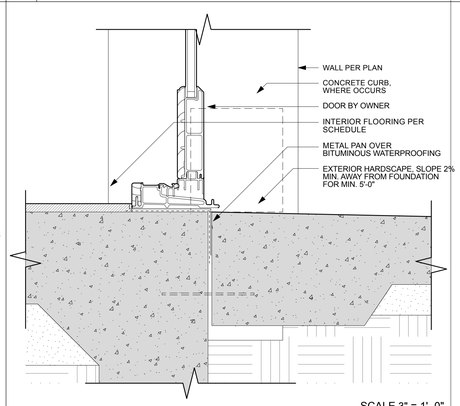


13 TYP. EXTERIOR LIGHTING FIXTURE



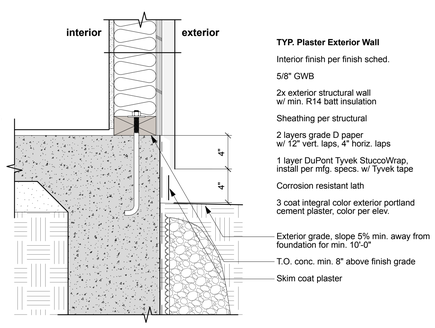
SCALE 1" = 1'- 0"

9 TYP. PLASTER @ RAKE



SCALE 3" = 1'- 0"

5 TYP. DOOR THRESHOLD @ HARDSCAPE



SCALE 1 1/2" = 1'- 0"

1 TYP. PLASTER EXTERIOR WALL @ GRADE

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. NO. C-31,207
STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

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CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

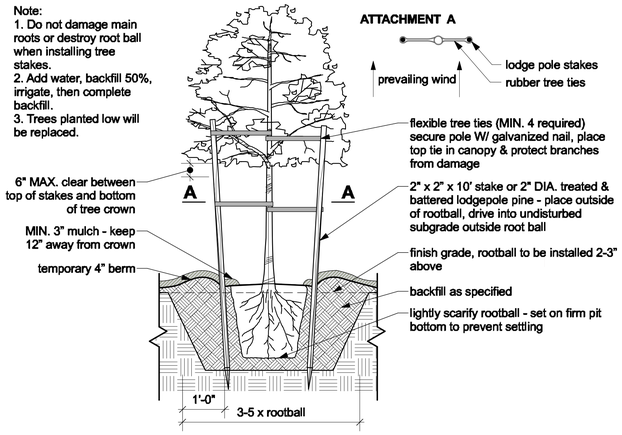
REVISION

NO	DESCRIPTION	DATE

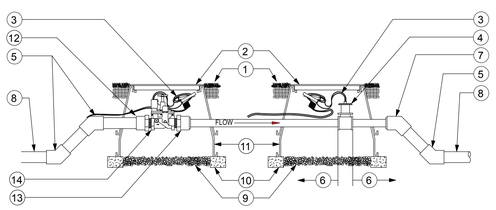
DETAILS

A6.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

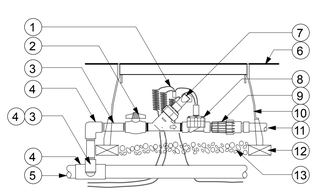


TREE PLANTING 5
feet 0 N.T.S.



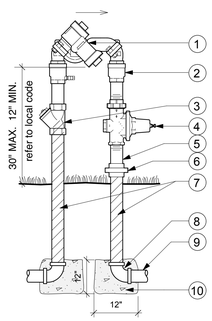
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

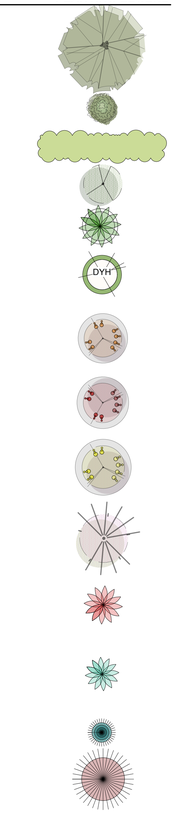
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	4	24" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	61	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	19	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	8	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	24	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	26	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	6	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	10	5 GAL	MED-LOW	
ANIGOZANTHOS "YELLOW GEM'	YELLOW GEM KANGAROO PAWS	7	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	160	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	7	5 GAL	LOW	
GROUNDCOVER					
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND

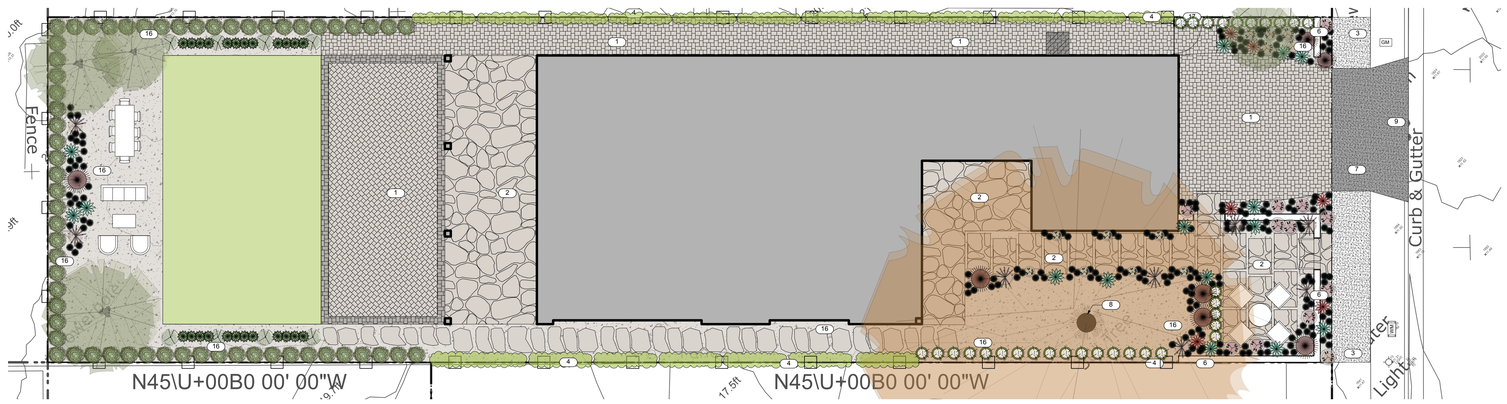


MATERIAL LEGEND

- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
—— ——	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	



LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
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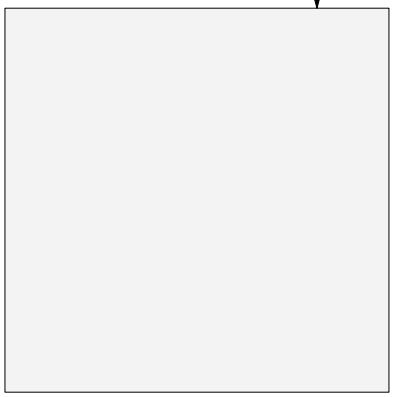
ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0



EXT. STUCCO

MANUFACTURER:

LA HABRA

COLOR:

NAVAJO WHITE P-525
BASE 100



TILE ROOF

MANUFACTURER:

BORAL

COLOR:

2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND



DARKSKY LIGHT FIXTURE

MANUFACTURER:

MAXIM

MODEL:

WHISPER DARK SKY

LED:

1-8 WATT INTEGRATED



EXT. WOOD STAIN

MANUFACTURER:

CABOT

COLOR:

CHESTNUT BROWN



PATH LIGHT

MANUFACTURER:

HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED
PATH LIGHT



SANTA BARBAR SANDSTONE

MANUFACTURER:

NATURAL STONE

5 POINT DESIGN



WINDOWS & DOORS

MANUFACTURER:

METAL WINDOW CORP

COLOR:

DARK BRONZE

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE. 1027
ROCKLIN CA, 95677
805.852.1677

PROJECT: **333 LINDEN DUPLEX**

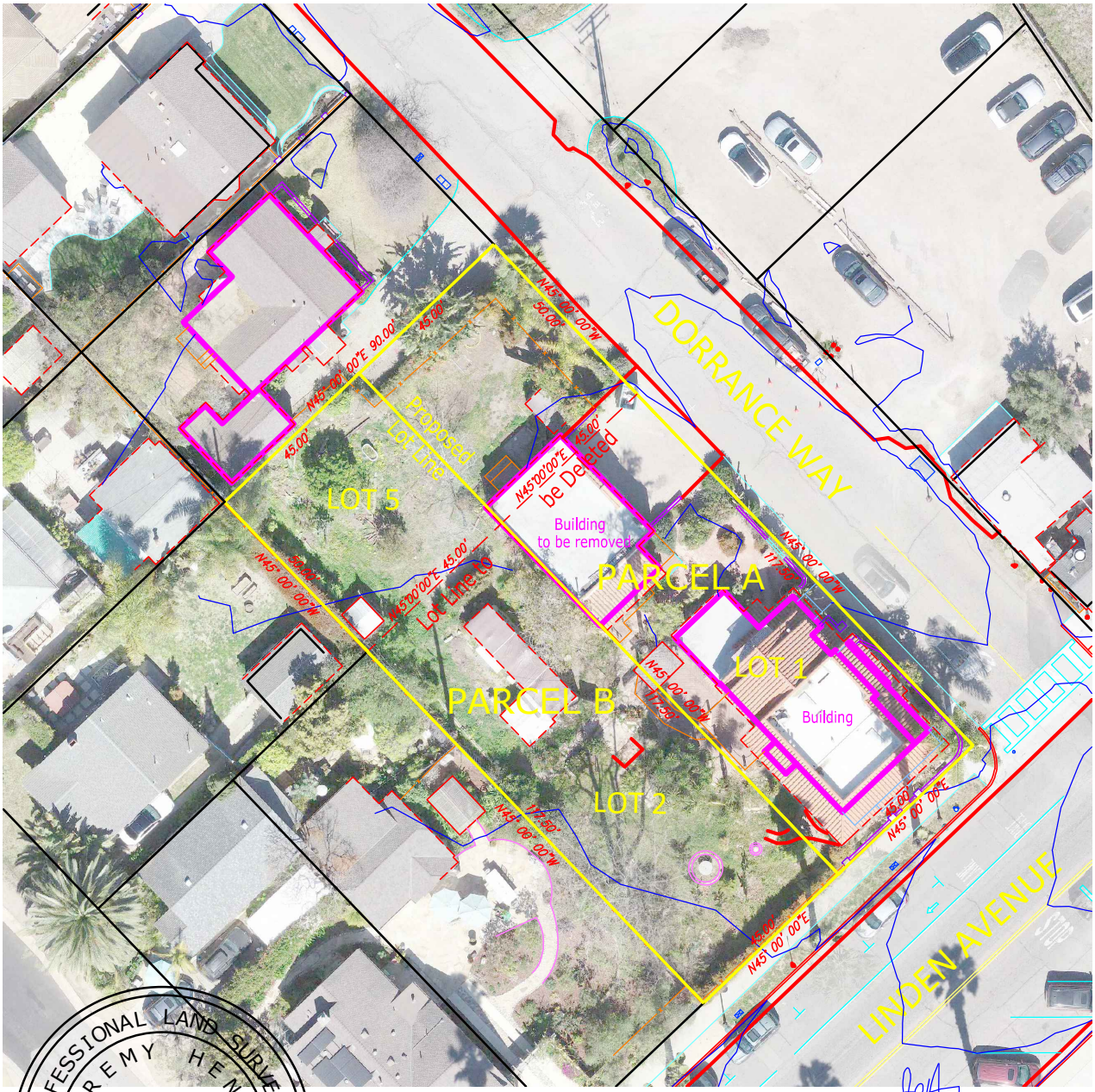
LOCATION: 333 LINDEN, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

11-05-2025

SITE PLAN



PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025

Jeremy Henry PLS 8135 Date

0' 40' 80' 120'

FEET

SCALE: 1" = 40'

HENRY LAND SURVEYING
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, Ca. 93023
jeremyhenry1118@gmail.com
(805) 216-6124

LOT LINE ADJUSTMENT No._____

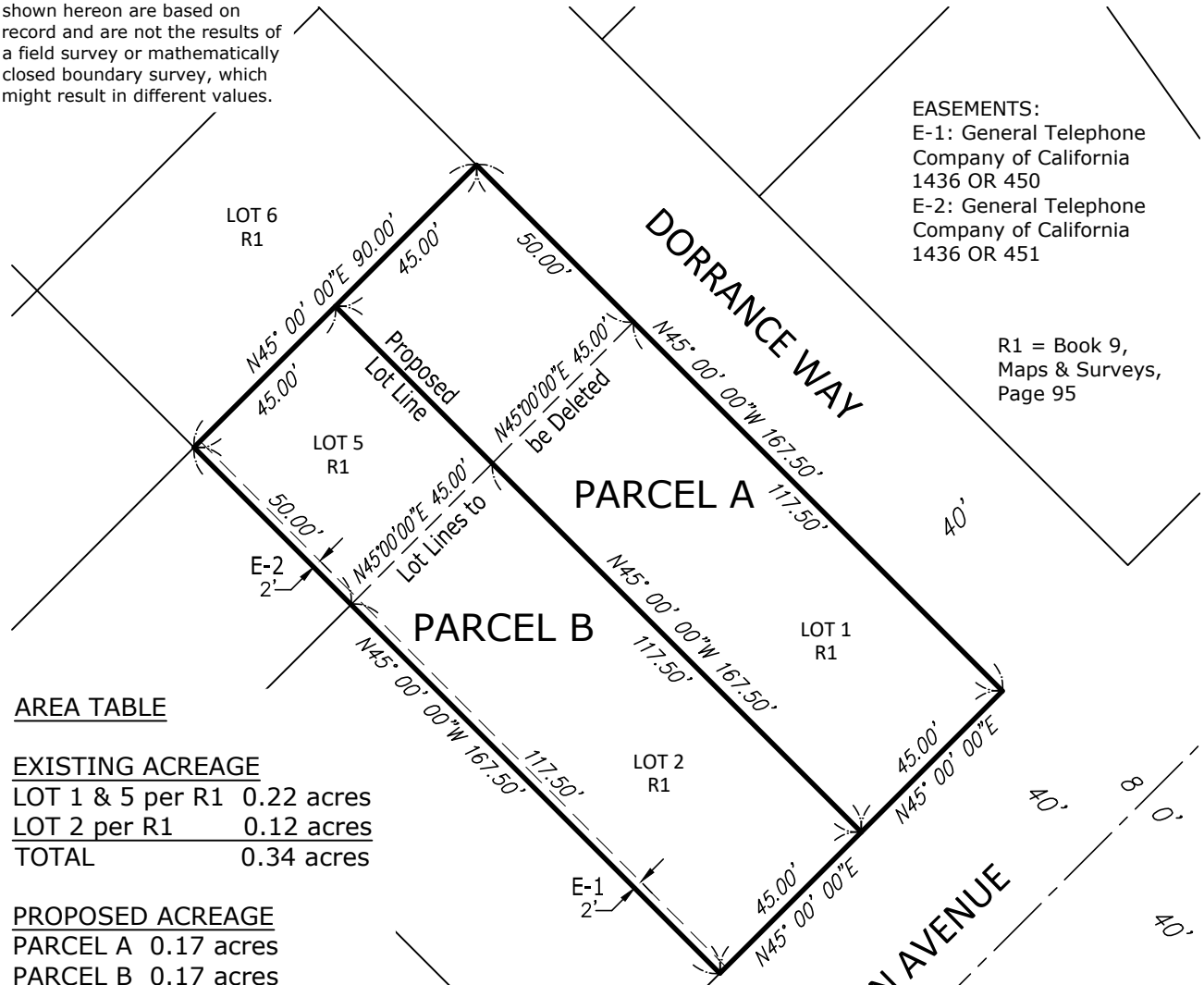
City of Carpinteria

County of Santa Barbara, State of California

DATE: 8-26-2025	JOB No.: 22-57	DRAWN BY: JEREMY HENRY	SHEET: 1 OF 1

EXHIBIT "B"

The courses and distances shown hereon are based on record and are not the results of a field survey or mathematically closed boundary survey, which might result in different values.



EASEMENTS:
E-1: General Telephone Company of California 1436 OR 450
E-2: General Telephone Company of California 1436 OR 451

R1 = Book 9, Maps & Surveys, Page 95

AREA TABLE

EXISTING ACREAGE	
LOT 1 & 5 per R1	0.22 acres
LOT 2 per R1	0.12 acres
TOTAL	0.34 acres

PROPOSED ACREAGE	
PARCEL A	0.17 acres
PARCEL B	0.17 acres
TOTAL	0.34 acres

PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

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Attachment A
Exhibit 3:
Recommended Conditions of Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

February 2, 2026

PLANNING COMMISSION HEARING
PROJECT 23-2232-DP/LLA/CDP/ARB
333 & 355 LINDEN AVENUE
(APNs 003-440-027 & -028)
FEBRUARY 2, 2026

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
COELER NEW RESIDENCE & LOT LINE ADJUSTMENT

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

PROJECT DESCRIPTION

1. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated February 2, 2026), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,434 square-foot two-story single-family dwelling with an attached 432 square-foot two-car garage, for a total size of 3,866 square feet. The maximum roof ridge height of the residence would be 23.83 feet above finished grade. The project would include new landscaping and hardscape, including a new curb cut and driveway off of Linden Avenue. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place, and a 24-inch diameter Washingtonia robusta (Mexican Fan Palm) street tree is proposed to be removed to construct the new driveway. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Linden Avenue via the new driveway.

The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,7537.5 square-foot parcels.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. The existing 912 square-foot detached garage on 355 Linden Avenue (APN 003-440-027) and any other accessory structures (tool sheds, gazebos, etc.) that encroach onto the property at 333 Linden Avenue (APN 003-440-028) shall be removed prior to the issuance of any Grading or Building Permits for the new residence at 333 Linden Avenue. **Plan Requirement and Timing:** The applicant shall apply for and obtain a Demolition Permit,

demolish the structure(s), and obtain a final inspection to verify the demolition of the garage and any other encroaching accessory structures prior to the issuance of any Grading or Building Permits for new development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and conduct site inspections to verify removal.

6. In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

    a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.

    b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.

    c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.

    d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

    e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

    f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

    g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j. Only trees designated for removal on the approved tree protection plan shall be removed.

k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by CDD. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of CDD prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by CDD after its inspection and approval of such installation.

Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance

security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires CDD staff signature.

7. Construction parking, staging, and materials storage shall be located onsite and in a manner that does not obstruct public parking for coastal access. **Plan Requirements and Timing:** A plan that depicts the location of onsite construction parking, staging areas, and materials storage shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect for compliance prior to and as needed during all grading and construction activities.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit

for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

11. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

12. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

13. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

14. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

15. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

16. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

17. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

18. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

19. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and

geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

20. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind~~s~~ speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

21. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall

be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

22. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
    b. The engine size of construction equipment shall be the minimum practical size.
    c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
    d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
    e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
    f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
    g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
    h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
    i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

    Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

23. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

24. Approval of the Development Plan and Coastal Development Permit shall expire three (3) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

25. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

26. No permits for development shall be issued except in conformance with the approved Development Plan, Lot Line Adjustment, and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan and Lot Line Adjustment marked Attachment A, Exhibit 2, dated February 2, 2026. Substantial conformity shall be determined by the Community Development Department Director.

27. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

28. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

29. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

LOT LINE ADJUSTMENT CONDITIONS

30. The Lot Line Adjustment shall be recorded prior to the issuance of any Grading or Building Permits for new construction.

31. The following language shall be included on the deeds arising from the lot line adjustment:

    "This deed arises from the lot line adjustment 23-2232-DP/LLA/CDP/ARB and defines a single parcel within the meaning of California Civil Code Section 1093."

    Any document used to record the lot line adjustment shall include a statement that the document arises from a lot line adjustment that is intended to identify two legal parcels.

32. Before recordation of the Lot Line Adjustment, Developer shall provide the City Engineer and CDD with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

33. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are not valid until the Lot Line Adjustment is recorded and a Building Permit for the development has been obtained. The Lot Line Adjustment shall be recorded prior to Grading or Building Permit issuance. Failure to record the Lot Line Adjustment and obtain said Building Permit shall render this Development Plan, Lot Line Adjustment, and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Development Plan, Lot Line Adjustment, and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Lot Line Adjustment and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

34. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

35. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

36. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

37. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

38. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

39. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

40. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

41. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

42. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

43. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

44. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

45. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

46. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

47. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

48. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, Lot Line adjustment, and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may

be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

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

50. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan, Lot Line Adjustment and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

51. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

52. Compliance with the attached Departmental and District letters is required as follows:
    a) City of Carpinteria Public Works Department, dated July 26, 2023,
    b) City of Carpinteria Public Works Department- Sustainability Division, dated April 15, 2024,
    c) Carpinteria Sanitary District, dated December 19, 2024,
    d) Carpinteria-Summerland Fire Protection District, dated December 19 2024,
    e) Carpinteria Valley Water District- Intent to Serve Letter, dated January 16, 2025, and
    f) Carpinteria Valley Water District- Condition Letter, dated January 16, 2025.

Approved by the Planning Commission on February 2, 2026.

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

_____

Applicant/Property Owner Date

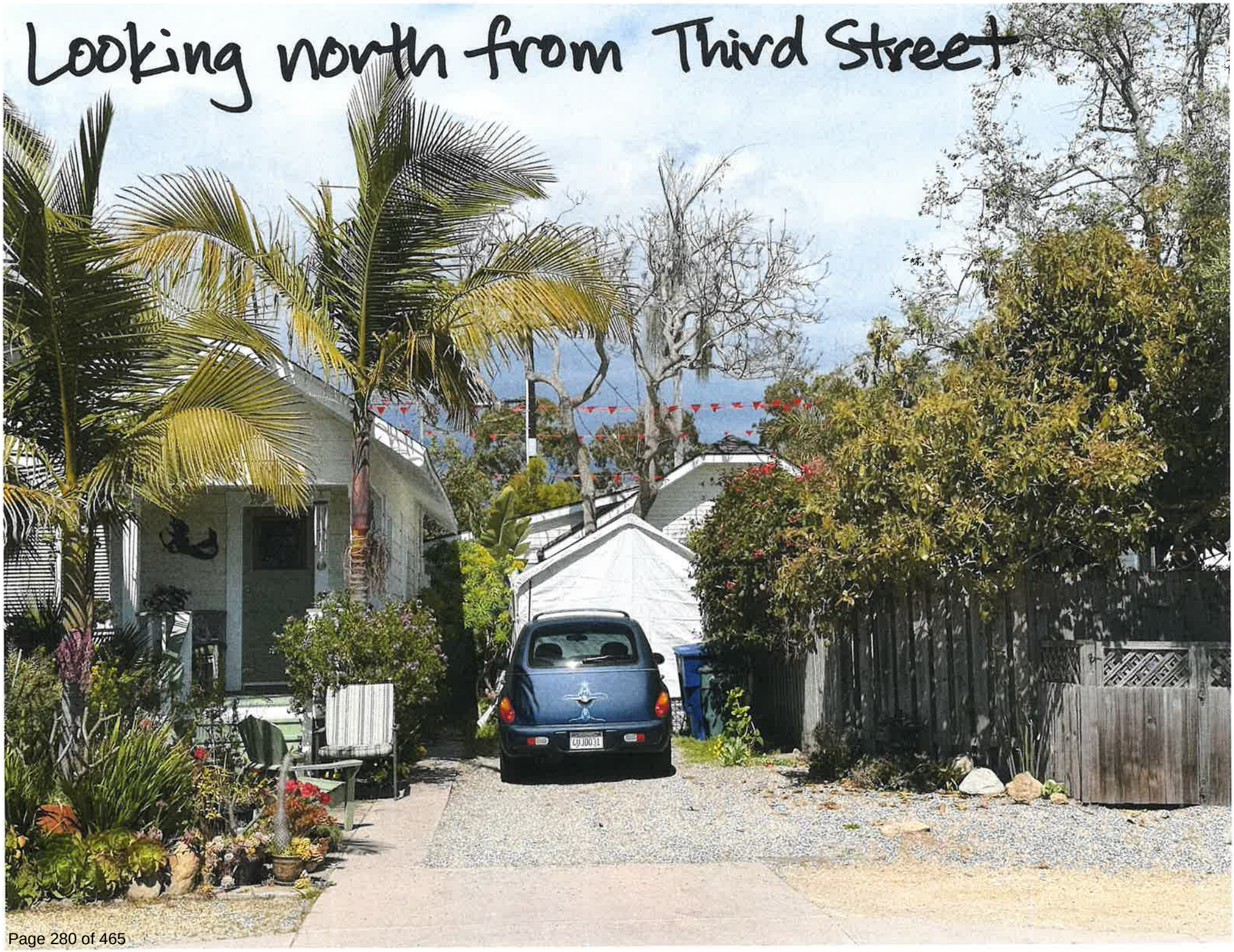
Attachment B
Story Pole Photographs

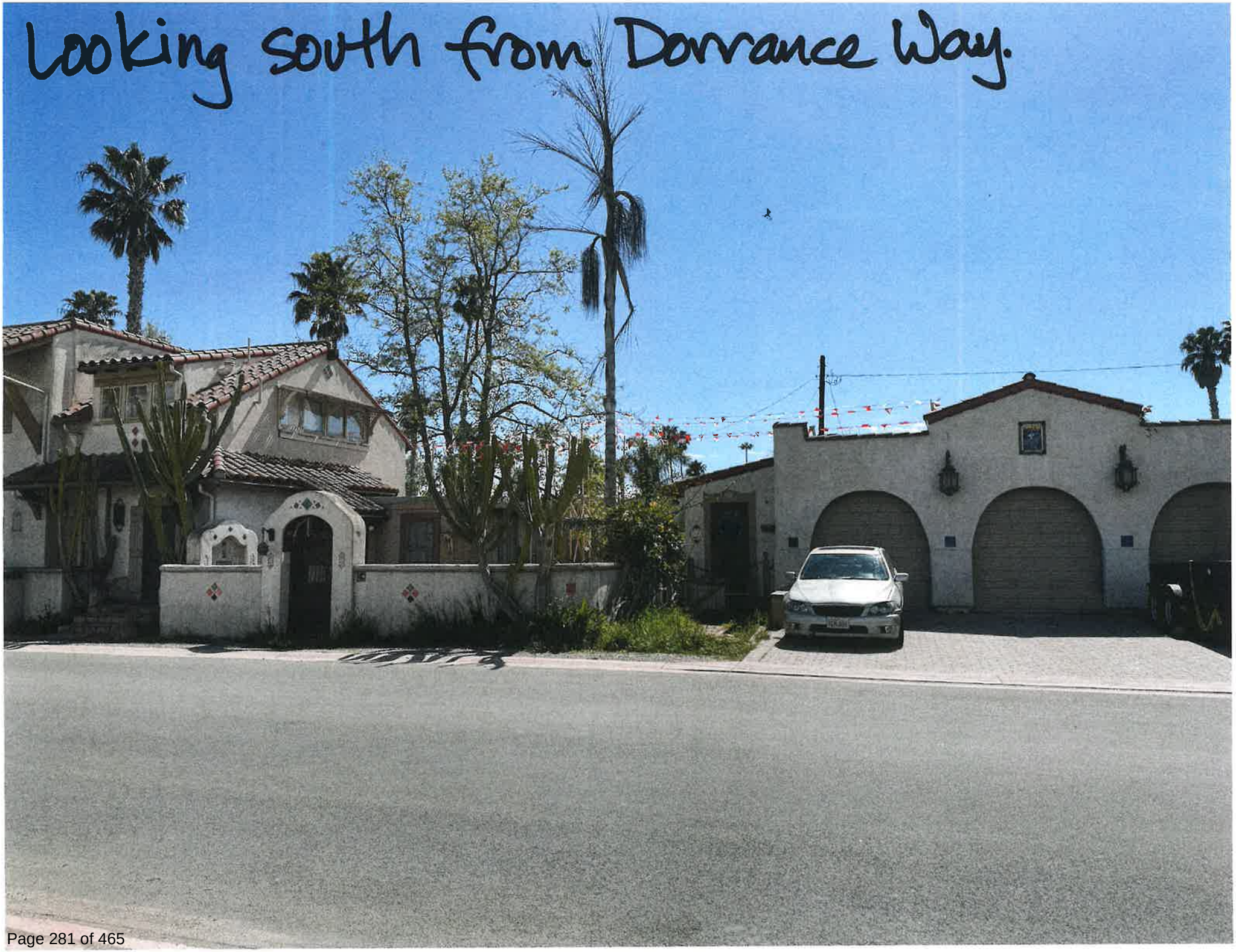
Coeler New Residence
23-2232-DP/LLA/CDP/ARB

February 2, 2026


Looking NW
from Linden Ave.


Looking SW
from Linden Ave.


Looking north from Third Street.


Looking south from Dorrance Way.

Attachment C
Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

February 2, 2026

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 1, 2025

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

Boardmembers absent: None

Boardmembers recused: Lisa Woolf

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Coeler New Residence, Project 23-2232-DP/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/CDP/ARB for preliminary review of a proposal to construct a new 3,251 square foot two-story single-family residence with an attached 426 square foot two-car garage, for a total size of 3,677 square feet and a maximum height of 24.42 feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: Blackmore had a meeting with the applicant about the palm.

Staff Presentation:
Syndi Souter provided a presentation and described the proposal to construct a new 3,677 sq ft 2-story single-family residence including 3,251 sq ft of living space, a 426 sq ft two-car garage with 24.5 feet maximum height and slab on grade foundation. The project will include new landscaping and hardscape with driveway off Linden Avenue and include a Protection Plan for an existing Sycamore tree. She showed an aerial of the site and described the project setting and context at 333 Linden, which is a currently vacant project site of 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field.

Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the east, north, south, and west perspectives, framing, roof plans, colors and materials, landscape and hardscape plans. She discussed and showed photos of the story pole locations and views from Lindon Avenue, Third Street, and Dorrance Way.

Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style.
- The architectural details and color scheme.
- The street façade, including the dominance of the garage doors.
- Plate heights and overall resultant building height.
- Proposed landscaping and hardscape.
- Proposed exterior lighting fixtures and night-sky friendly compliance.
- Compatibility with the neighborhood and the "small beach town" character.
- Planning for future sea level rise impacts.

She answered questions from the ARB regarding changes to the project and how the applicant addressed issues raised during the December 15, 2022 meeting.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed their approach to addressing the prior ARB comments on the project and answered ARB member questions. He reviewed the site plans focusing on foundation, plate heights, architectural style, and the new design with the courtyard based around the preservation of the existing sycamore tree.

Public Comments:
Marilyn Jenkins: There are 5-foot-tall piles of soil stockpiled on the lot that might be used to raise the height of the foundation. She discussed the historical photos she sent of the vicinity. She discussed the Stein house, the former hotel near the site, and the design of her house. She discussed the design of her house and her concerns that she would lose her views. She asked that the height be reduced and expressed her perspective regarding who may be living in the house. She wants the lot to be preserved to the maximum extent possible with a small single-story residence. She noted that the prior hotel use of the Stein house should be considered. She would like the project to be scaled back.

Boardmember Discussion:

O'Connor: The hedges along Linden Avenue should be cut down so story poles can be seen. The mass and scale have been compared to the Stein house and other houses. The Stein house has not been restored to the original style, but has unique style. He feels the proposed style is similar in concept, but the massing is too "muscular" and should be brought to a similar scale to the Stein house.

Little: He agrees with Boardmember O'Connor and would like to see a smaller house with a reduced scale. Bringing the 10-foot plate heights down would help. Look at changing the layout of the ground floor to provide more direct access to the backyard. The Spanish Mediterranean style is great but the size should be reduced from 5-bedrooms to achieve an appropriate scale.

Johnson: In regards to the north and south elevations: The 10-foot plate heights on 2nd floor are not appropriate for small lots in the neighborhood. He expressed the top floor should not appear as a "train car" and needs more articulation. He suggested they could add gables and pop outs to improve the appearance and design of the long walls. In addition, on the south elevation, he would like the window plates to be reduced to get an asymmetrical ridge. He likes the arched window over the stairway and suggests revising the interior so access could be provided from the master bedroom and become an outdoor deck with south views. Perhaps, the wall could be brought up to reduce the overview effects

on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

ACTION: Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The proposed setback is consistent with other residences in this location.

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2232-DP/LLA/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB for continued preliminary review from the 5/1/2025 ARB meeting, of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:

Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at 1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also

increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The applicant explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments to the Planning Commission.

VOTE: 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase

Attachment D
CEQA Notice of Exemption

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

February 2, 2026

Print Form

Notice of Exemption

Appendix E

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

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

333 & 355 Linden Avenue, Carpinteria, CA 93013 (APN 003-440-027 & -028)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the construction of a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and a lot line adjustment to the common lot line with the adjacent property at 355 Linden Avenue.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303, §15304, §15305, & §15332
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
The project includes only the construction of a new SFD and a minor LLA that does not create a new parcel, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?. ☐ Yes ☐ No

Signature: Syndi Souter Date: 2/6/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Revised 2011

Attachment F
Exhibit 2
Planning Commission Meeting Minutes

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Allen. **Commissioners Present:** David Allen, Chair John Moyer, Vice-Chair Jane L. Benefield Glenn La Fevers Alexandra VanAntwerp **Others Present:** Nick Bobroff, Community Development Director Bret McNulty, Principal Planner Syndi Souter, Senior Planner Cody Sargeant, City Attorney	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Allen led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff announced that the Draft Environmental Impact Report for the Surfliner Inn project is out for public review and comments are being accepted until March 9th. The Environmental Review Committee (ERC) will be holding a public meeting for it on February 18th at 5:30p.m. in the Council Chambers.	ANNOUNCEMENTS
PUBLIC COMMENT District 5 resident and Architectural Review Board (ARB) member Patrick O'Connor expressed disappointment about the approval process for the project at 4934 Dorrance Way. He said when it was reviewed by the ARB on May 1st, Design Guideline 4 (DG-4) was overlooked regarding the proportion of the second floor to the first. Subsequently, the Planning Commission's review on August 4th addressed it and approved the project with a Condition of Approval (COA) requiring second floor reductions. He commented that the ARB's decision-making process was superseded in that it was forced to approve the project when it returned for final drawings because the guideline had been met. He questioned whether a consequence resulted from the awkward condition and said planning should not advocate meeting COAs to an advisory body. O'Connor then spoke about how the resulting density from state housing laws and the encroachment on setbacks is creating fire hazards, warning we could end up like Lahaina. He said additional safety measures such as	PUBLIC COMMENT

firewalls and sprinklers should be imposed on projects encroaching on setbacks. He suggested having a safety trigger when non-conformances are being used as a mechanism to significantly redevelop projects. Nathan Pratt said he emailed a request for verbal updates on major meetings and thanked Nick for doing it. He noted there is a ballot issue for capital funds for trees and landscape maintenance. He spoke about how there is significant value in landscaping and said two big trees in front of a house create a 5-7% increase in value. Regarding fire suppression, he expressed support for firewalls, fire-rated windows and sprinklers. Chair Allen pointed out to Mr. Pratt that updates on projects and development are given at the end of the meeting under the Director's Report.	
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held December 1, 2025** MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted unanimously to approve the minutes of the regular Planning Commission meeting of December 1, 2025, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING **2) Coeler New Residence, 333 Linden Avenue** **Planner: Syndi Souter** **Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler Address: 333 Linden Avenue** **Hearing 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 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet, 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,**	NEW PUBLIC HEARING

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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Moyer said he drove by the site a couple of times, Chair Allen said he is familiar with the property, and Commissioner La Fevers said he visited it.

Senior Planner Syndi Souter presented the staff report. She reviewed the action options and said staff was recommending approval as presented. She proceeded to answer commissioners' questions.

Commissioner VanAntwerp asked if Linden Avenue's continuous civic corridor from the foothills to the beach had been weighed when evaluating the scale and ground level design. She also commented there is a scale and pedestrian experience that needs to be considered.

Souter said most of the analysis was based on the surrounding Beach Neighborhood structures where two-stories is the dominant theme for that section of Linden. She also noted the house will be set back at 20 feet, which is more than other structures on the street.

Commissioner Benefield asked if the owner indicated it would be a short-term rental, and Chair Allen asked if conditioning for future application of short-term rentals is a discretionary action.

Community Development Director Nick Bobroff explained short-term rentals are allowed in the Beach Neighborhood provided a property owner obtains a license, and the homeowner could apply for and pursue such a license when one comes available.

In response to a question from Chair Allen whether it's under the commissioners' discretion that one residence versus another could not apply based on circumstances, City Attorney Cody Sargeant said his initial thought aligns with Mr. Bobroff's. He said because it is an allowable use in this zone and there are no standards in the city code prohibiting it, he is not sure what standards the commission would be relying on in applying that condition of approval. He added he would get back with better information.

Community Development Director Nick Bobroff elaborated that the neighborhood has a certain number of available licenses and is further divided into four subdistricts with each having a certain number of licenses

allotted. He said a couple of the districts still have licenses available and others are fully occupied, with this home located in a district that currently has a waiting list.

Commissioner La Fevers asked if consideration was given to reconfiguring the driveway to save the palm tree, and Senior Planner Syndi Souter explained there was a trade-off where it was being removed to save an onsite native sycamore.

Commissioner VanAntwerp asked for information on the design guideline for garage façades, and Souter said no more than 50% of the building frontage can be garage doors. She shared her math where calculations resulted in 46% with it at 19-feet wide.

Chair Allen brought to attention that the home has 4 bedrooms and 5 bathrooms, with a room located adjacent to a bathroom labeled as a den. He pointed out it can be used as a bedroom, making the project a 5-bedroom house with potential for greater use. He asked if the home's intention was to be a vacation rental.

Senior Planner Syndi Souter agreed the den could technically be used as a bedroom. Regarding the project's intended use, she said all four of the Coeler projects are on a waiting list to be used as vacation rentals.

PUBLIC HEARING OPENED

Marilyn Jenkins, 301 Linden Avenue, said the project is 3,866 sq. ft., 5 bedrooms, 5 bathrooms, and two stories, while she lives next door in a one and a half story, 1900 sq. ft. house and the home behind her is 1200 sq. ft. She said this couple is proposing three houses, all over 3,000 sq. ft., all two-story, and all on a list to be short-term rentals. She predicted 15 total people would rent them while two-car garages only accommodate two people. She complained about problems backing out of her house. She also expressed concern that her view of the mountains will be impeded, noting state law says if a view has existed a long time that it should not be impeded by new development. The view from her home and others nearby has been available since 1923. She spoke about how she was forced to combine two lots when building a house in 2008. She said this project will be five feet from the Stein House which is also owned by the Coelers and was the first hotel in town that has been there since the 1920s. She believes it will be torn down because they have let it rot, and they should be forced to tell us what they plan to do with it. She complained the project does nothing to alleviate the housing problem and is designed to be a short-term rental.

Architect Dylan Chappell described the project as being in a unique location in Carpinteria in one of the most visible corners in the beach neighborhood. Regarding why the garage faces the street, he explained that a wider lot of at least 55 feet was needed to be able to do a side-loaded garage. He described the project as the least dense on the block, nowhere near the maximum development allowed and said they could legally have come in with 3 homes and 2 ADUs on the lot. He then provided estimations about setbacks of surrounding structures. Regarding the room labeled den, he explained you are not legally allowed to have a bedroom off a garage, which is why it's called a den, and because the home is near the beach, an extra bathroom is helpful. He said the applicant's homes were put on the vacation rental waiting list because they didn't know at the time what they would be doing with them. He believes this home will be a personal home for the owners.

George Manuras, agent for the applicant, clarified the Stein House is on Dorrance Way and Lot 1 and Lot 5 (behind Lot 1) are one parcel. Regarding questions about the lot coverage, Chappell said there is 2000 sq. ft. they could apply and still be within code.

Commissioner VanAntwerp commented that other homes don't build up to the full envelope of the parcel, which is what keeps development in compliance with the neighborhood itself and the General Plan. She said even though it is 2/3^{rds} of the lot, it's pushing up there with respect to neighborhood compatibility. She asked what elements they'd be willing to reduce if a materially smaller building envelope was required.

Architect Dylan Chappell said although he could do anything as an architect, they are already the smallest on the street. He proceeded to compare the project to others in the area, saying his house is not the biggest. Regarding re-designing to save the palm tree, he said they are always open and willing to save trees. He noted the tree is not on their property and there are back-out safety issues.

George Manuras, agent for the applicant, stated they would be willing to relocate the tree to make it work.

Patrick O'Connor, District 5 resident and ARB member said the project originally was proposed as a duplex then shifted to a single-family home in 2025, and the lot line adjustment was not discussed during most of those reviews. He said the ARB was reviewing structures too big for the lots, which is why discussions were wonky. Regarding the tiering of heights from the Stein House to Ms. Jenkin's house, he said, among other things, Ms. Jenkin's property deserves respect as a gateway property that is also important. He explained there was in fact access on Dorrance Way for the

lot that is now taken away and believes a lot line adjustment could allow for a driveway off it. He said design guideline DG-4 should be addressed.

Chair Allen asked if three lots will become two, and Souter explained there were three lots; however, Lots 1 and 5 were transferred together for so many years that the City Surveyor confirmed they had become one legal lot, and with Lot 2 one legal lot, making for a total of two.

Nathan Pratt expressed concern about the historical façade of downtown. He said based on the renderings it could go from a finely handcrafted home to a cheesy tract home. He said he was not bowled over by the renderings which could be an apartment in the Valley, Westlake Village, or anywhere; and he doesn't see anything that relates to the beach community about the look. He said it's a red herring that they cannot run a driveway through the back, and the palm tree can easily be moved or replaced. He said the project doesn't fit the vibe of what everyone is trying to do with the town, and he wishes they would take more time, look at all the projects and get a global build out perspective.

Eileen Marcussen (via Zoom and also submitted a letter) reminded George Manuras that his father Harry Manuras spoke a dozen years ago before the Planning Commission regarding the former Islands Apartment remodel project, now a short-term rental property at Linden and Third. She said he went on record saying the Coelers were going to use the second-floor unit as their home, and it didn't happen, so when she hears Chappell saying the Coeler plan is to make it their home, she has to express skepticism. She said a hotel in disguise is right on the money, and the beach neighborhood doesn't need any more beach rentals.

PUBLIC HEARING CLOSED

Commissioner Benefield said the house is 3,900 sq ft. and not the average or the vibe for the neighborhood, and she really resents the backing out onto Linden Avenue, which could have been figured out so easily. She thinks the home is too big, explaining that they bootstrap on the last one, then make one a little bigger, while the area has a lot of small bungalow houses. She described it as too big, too large and imposing, and said it will be a short-term rental for sure. She said she fully denies it and does not want to condition it.

Commissioner La Fevers expressed support. He said heights are kept to a reasonable level compared to elsewhere in the neighborhood and other parts of the city. It's a lot of square footage and bedrooms, but he believes property owners should be able to build the homes they want, assuming the zoning and guidelines are met. He said the architectural design is positive,

and he expects it to be a nice-looking building. He agreed it is large but would rather not speculate on how it will be used in the future. He sees no reason why they cannot work out creating an easement to the back for the garage and said it could be done with a lot line adjustment or recorded easement. He doesn't see an advantage to having the garage on the front facing Linden and a relocation avoids the conflict of traffic, the busy sidewalk and protects the iconic palm tree.

Chair Allen said he agreed with most of La Fevers' comments but would like to hear from the applicant. He thinks it is doable and appropriate to have an easement or lot line adjustment allowing a garage in the rear. He said it's not good design to be backing out on Linden, and it's not in keeping with our preferred streetscape design. He recognizes the size, bulk, and scale are within our city guidelines and the garage is back 20 feet. He doesn't like Spanish style for the beach neighborhood and prefers craftsman. He said he would like to see it come back with a side entrance and doesn't find the square footage offensive. He believes it will be a short-term rental, noting it's historically in an area where they have been approved.

Regarding short-term rentals, City Attorney Cody Sargeant explained they are allowed but noted we have a short-term rental program which has a waitlist. He explained an outright ban of short-term rentals has been struck down by the CA courts and believes it would be challenged.

Commissioner Moyer said he pretty much agrees with La Fevers. He doesn't like the traffic situation with the garage, because there are a lot of cars, pedestrians and bikes at the same time. He pointed out that the Planning Commission denied a project on Eighth Street because the applicant wanted the garage in front where they could watch their kids play basketball. He noted we have short-term rental guidelines and rules. He spoke positively about the Coelers' past projects, pointing out that it is expensive to build here ($1000/sq ft.) and so much of the housing stock needs to be rebuilt. He said the roof was boosted Boral which is not cheap, and there is no cutting back on any of it.

Commissioner VanAntwerp said she didn't hear discussion about sea level rise other than in the staff report and meant to ask the applicant about it. She said it's common-sense stewardship to look at utilities, flood resistant ground floor materials and not rely on future armoring. She added that Linden Avenue warrants heightened sensitivity, and compatibility must consider the entire corridor and not just two neigborhoods. She thinks the project size and mass feels out of proportion to nearby homes, and the ground floor experience matters more than just the façade averaging discussed earlier. She thinks there are some real poor design concerns and

has policies she is prepared to quote, but it pretty much comes to excessive size, bulk and scale. About the garage-dominant ground floor, ways were discussed to get around it. It has weak pedestrian orientation, and the street rhythm is off because of it. She said she's not able to support the project.

Community Development Director Nick Bobroff was asked to provide direction for a motion. He recommended continuance of the project to a future Planning Commission hearing with direction to the applicant to revise the project in such a way that the garage is relocated to the rear of the lot, with access taken from Dorrance Way at the discretion of the applicant through an easement or lot line adjustment, with a further condition or limitation that in the readjustment of the site plan and the structure itself should not move any closer to Linden than where it's presently located, meaning the 20-foot setback from the property line would be preserved, with the living area brought to that 20-foot setback line rather than the garage at that setback line.

MOTION
Commissioner La Fevers moved, and Commissioner Moyer seconded, to continue the item to a future Planning Commission meeting and to direct staff to work with the applicant to make adjustments as elaborated by staff, with the intent to locate the garage to the rear of the lot, with access to the garage obtained from Dorrance Way, and for the location of the footprint of the residence to remain essentially the same. La Fevers asked to incorporate Community Development Director Nick Bobroff's specific language into the motion. Motion passed 3-2 (Benefield and VanAntwerp opposed) by the following roll call vote: VanAntwerp voted no, La Fevers voted yes, Benefield voted no, Moyer voted yes, and Chair Allen voted yes.

BREAK - Chair Allen Called for a 5-minute break.

3) **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)

Hearing 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).

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Chair Allen assumed everyone had seen the site. Commissioner Moyer disclosed he spoke to the owners of Pacific Health and looked at the back part of the store where they are concerned about the structure.

Principal Planner Bret McNulty presented the staff report and said staff is recommending adoption of the resolution thereby approving the project.

Chair Allen asked if the colors, textures and materials of the new enclosures for the wireless facilities are to be consistent with the existing structure. He said colors are not always identical and asked if a condition would be acceptable to the applicant that the exterior surface be identical.

Principal Planner Bret McNulty said their understanding is that the material is a vinyl infused with fiberglass and textured to look like stucco. He explained the technology for the enclosures is getting better and if it doesn't meet the COAs, they'll work with them until it does. Community Development Director Nick Bobroff added they typically will have the applicant come to the final ARB to work out the details, and the Planning Commission can add additional language.

Chair Allen asked that it return to them at intervals to examine the consistency of materials for compatibility.

In response to a question from Allen whether staff supported the conclusion this location is necessary to provide service, McNulty explained that Verizon appeared to have followed the requirements by law in doing

investigations of alternatives and explaining why they didn't choose those other sites.

The commissioners brought up concerns. Chair Allen said he doesn't think an allowance for co-locations is appropriate for the site, and McNulty explained a permit is not included for one and it'd be up to the applicant to explain how it would work. Commissioner Benefield expressed concern about the loss of a parking space. McNulty said it was his understanding parking was not currently allowed on the space, but we can clarify and ensure we keep them allotted appropriately. About business disruption, McNulty said there's a condition requiring that businesses won't have to adjust their hours and ensure customers can get in and out of them during construction. Bobroff added that if there is going to be disruption, it's something the tenant can negotiate with Verizon and the landlord.

Commissioner VanAntwerp asked that McNulty better explain how the applicant demonstrated the specific configuration represents the least intrusive means for addressing their service objectives. She wants to ensure it is not merely a convenient or preferred location. McNulty said Verizon's study was reviewed and upon being asked for clarifications, they provided a revised document with more details. There was another site it was asked to explain why it was not chosen, and it was asked to move antennas back by ARB but according to Verizon their signals could not reach past the parapet.

VanAntwerp said 13 sites were looked at and it looked like 3 or 4 were due to a pitched roof, and the remainder were landlord issues leading to 1 out of 13. She asked how many rooftops were looked at. She noted the Memorial Hall and Library are County property and said it would be nice if those locations worked out and the City could collect the rent. McNulty responded that they did not propose any different locations, noting the owner and Verizon are in an agreement about this site.

VanAntwerp expressed concerns about adequate noticing, and McNulty explained it followed City requirements and staff considers it an important task. Community Development Director Nick Bobroff added notices are posted in the newspaper, the kiosk box outside city hall, the City's website and more recently on social media channels through the public information officer. They go above and beyond, he said.

She also asked if an analysis of cumulative effects of wireless facilities over time in the downtown core had taken place, and McNulty explained yes, the code requires ¼ mile distance between co-located facilities, and the RF analysis is a type of cumulative analysis that considers FCC standards. The analysis in the staff report appears to demonstrate those rules have been

addressed, and a COA requires additional monitoring and check-in to ensure settings have not changed.

Regarding the scope of repair and painting of the façade, Community Development Director Nick Bobroff explained that the condition is not more specific than the façade and clocktower, so at a minimum the expectation would be the Linden façade. Staff is open to other ideas if the Planning Commission thinks the condition should go further than that.

Celeste Magennis from Centerline Communications said she was present on behalf of Verizon, along with Josh, an RF engineer. She explained that the site is important for public safety and communications and provided project details. Regarding parking, she said the parking space is shown in the drawings and there for emergencies, but parking spaces are not expected to be regularly taken up. If needed, they will park in the street, but they like to know the space is there. About alternative sites, others were investigated and it was determined no alternative one could meet their coverage needs. They also cannot do anything if landlords are not interested. There was a potential county property, but they could not find a person to speak with, while there was a willing landlord at this location. Verizon chose the facility because it allows them to close the coverage gap with a single carefully designed facility without requiring multiple installations throughout the community. She asked that the Planning Commission recommend approval for the project subject to the conditions of approval.

Commissioner Benefield asked how much effort was put into locating those landlords or property owners who didn't respond. Magennis said they send a letter, then a certified letter, then look for emails and phone numbers. They send another certified letter, evaluate if they need to keep reaching out and sometimes stop by in person. Benefield said she wishes they would be more assertive and maybe provide bigger compensation for some sites.

Commissioner Moyer asked if a structural analysis took place, and Magennis explained it was submitted. In response to what they do if part of the building is deemed unsafe, she said they evaluate to see if they can remedy it and wouldn't build there if it's not structurally sound.

Moyer commented that the building has been let go for a long time and the owner is very old. Because it is a health food store, he said the project would be detrimental to the business because a percentage of their clientele would stop coming due to the antenna. He asked how they would compensate for that. Magennis explained she hasn't worked on a project with this outcome and wouldn't know how to compensate.

Chair Allen expressed surprise that the County was not responsive. Regarding issues with matching materials, he asked how they anticipate matching what is there. Magennis explained they will use fiber reinforced plastic that is painted and matched as best as possible and have been very successful. In response to whether they would be okay with a condition to return in a couple of years to evaluate the color, Magennis said yes.

PUBLIC HEARING OPENED

Francis Brand said Pacific Foods showed up during Covid in a way that went far beyond commerce. He described it as a community hub and gathering place. He asked if alternative locations had been explored and pointed out potential sites around town, such as the vacant Rite-Aid building, Smart 'n Final and the Veterans Building. He asked that the Planning Commission reconsider the project location and at the very least, situate it on city property so the community can directly benefit from the revenue and improve services and quality of life.

Rose Deacon asked about the age of the building, whether rent is being paid and if a health study is being done with regards to humans, wildlife and birds. She asked if there is a safe and healthy distance for people working inside the building directly underneath these installations for all those businesses. She expressed support for Pacific Health Foods, said the location is not adequate, and there must be a better place. She noted the clock tower has been around for 100 years and asked that we give it the respect and protection it deserves.

Chair Allen asked that staff or counsel address the potential health effects of radio frequency (RF) radiation above the building and federal laws about our discretion.

Principal Planner Bret McNulty explained they are limited as far as the amount of time they are allowed to review the project. He said the RF standard are established by the Federal Communications Commission (FCC), and it is not within the City's purview to deny a project based on an RF report, and it is up to the FCC. He said denying a project in an area that does not have service is also not within their purview.

Mary Doiron said she has lived here since 1981, and it has been a joy to have Pacific Health Foods in the community. She said she felt safe shopping there during Covid. She questioned why Verizon cannot have access in a less conspicuous area. She commented that we are one of the few towns that still has a beach community feeling. She expressed concern about RFs coming through the ceilings and said we need to really think about where we are putting this.

Rick Jeffers said he has seen studies and research that show there are headaches, dizziness and sleep disturbances due to proximity of cell towers. He questioned why Verizon doesn't find a place where the city can benefit if it's paying money and place the tower where it is not in harm's way for anybody. He said kids sit at the tables and eat lunch there, noting cell towers are not placed near schools due to children's thin cranials. Among other things, he expressed concern about contamination of the store's food itself. He added there isn't another store for miles that offers the wide spectrum offered at Pacific Health Foods.

Geoffrey Jensen questioned why Verizon does not build a 50-ft lighthouse on the Bluffs and disguise an antenna or put it on top of the 18-story proposed apartment building at the Frontier Communications property. His comments included that we're in danger of losing the charm that makes people want to come here, we're pricing out the people that make Carpinteria what it is, and you cannot park downtown anymore. He expressed disappointment at recent changes taking place around Carpinteria and said "Keep Carp Shoal" which he said means keep it ours. He implored not to bow to corporate greed.

Nathan Noll, owner of Pacific Health Foods, expressed opposition. His comments included that they re-did the accessory building on the back half of the store and structurally it is not sound to hold any equipment. Equipment to run the compressors for a walk-in freezer and refrigerator had to be on the main roof due to its weight. Placing equipment on top of the accessory building would hinder their business quite a bit, and it used to be a tin shed that they framed in and made part of the store. He explained that the ladder moved to the side is where they receive all their pallets and will restrict how they will get product into the store. He spoke about how they've served the community for decades and their customer base trusts them. He described their customers as the type that would not be persuaded by RF regulatory assurances alone and expressed concern that their trust would be eroded due to the antenna. He expressed economic concerns. He said they have been in talks with the landlord about repairing some of the building and preserving the character as the key entrance to Carpinteria. He said it is not an appropriate or compatible location for the project and asked that they recognize that the proposal's place is not a good place for towers.

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

Roy Lee, 1st District County Supervisor, said his office never received notices and something was amiss. He said the County is open to having the towers at its facility on Walnut Ave, and they're more than happy to work with Verizon and the community to bring forward the best and safest

project for everyone.

ARB member Patrick O'Connor said ARB spent a lot of time on the design, but they were expressly not able to address the main points which are location or building codes. He suggested in a situation like this the Planning Commission should have reviewed the project first, not after the ARB. He said somehow the judgement that location and building codes were unimportant is a miss. He described the situation as a third missed opportunity on the combination of all these boards this month, which isn't a good start to the year. He requested that we put the shot clock back.

Whitney Noll, owner of Pacific Health Foods, expressed opposition. Among other things, she said they were never notified about the second ARB meeting and asked for hand delivery of notices. She expressed concerns about the physical integrity of the building and accessory structures, as well as risks due to additional structural loads. Her comments included the roof needs full replacement according to local contractors. There are 4-foot horizontal cracks in the cinderblock wall above the back-office window where rainwater penetrates and the proposed antenna will be located. Pinched office windows indicate shifting of the block wall and ongoing structural movement. The back wall had an opening cut out for a roll-up door and adding weight or stress could further weaken it. Concrete walls might not hold up on downtown buildings built in the 1930s/40s. Dry rot and subterranean damage has been found on storefronts and supporting lumber. The accessory structure behind the building was marginally constructed, and a ladder cannot go there due to confirmed rot. Regarding parking, she said to obtain her building permit two spaces were required. Verizon said they did not need a spot, but one will be needed if their generator goes out, and they cannot block traffic on Cactus Lane. She asked that the Planning Commission give serious consideration to the cumulative structural and operational risks proposed by the project.

Eddie Hall, safety coordinator of the Farmers Market on Linden, said store owners asked that he speak on their behalf. He said they object to 5G energy bombarding their stores. He spoke about an experience last Wednesday at Farmers Market where he and other vendors were feeling energy on Seventh Street while motorists were driving erratically. He expressed opposition, describing the energy as dangerous and commenting he would never believe what an RF engineer says.

Note: AK submitted a public comment letter prior to the meeting.

PUBLIC HEARING CLOSED

The applicant was asked if the shot clock could be extended. Celeste

Magennis said it expires tomorrow and they were hoping for approval with conditions. She said they would have to extend the shot clock and requested a break so she could contact Verizon about it.

RECESS – Chair Allen called for a 5-minute recess.

Celeste Magennis returned and said Verizon would like a continuance. It is also asking for a condition that if they want them to work with the County that there be a timeframe on the lease for approvals, so if the County falls through this location comes back for consideration.

Discussion followed about the application process. City Attorney Cody Sargeant stated there is currently a signed agreement between the applicant and City that set the shot clock expiration date as tomorrow, but if the applicant is mutually willing to extend the date, it will keep the application open as they explore other options. If the County's option don't pan out, they would still have this as a pending application under the mutually agreed shock clock, he said.

The continuance was discussed. Chair Allen asked about its length and Magennis suggested two months. He clarified it would be two months to a future Planning Commission hearing date and Magennis agreed. Bobroff asked if it would simply be a commitment that the alternative location with the County has promise or a fully redesigned project with RF studies. Magennis said they will explore but want this location as an alternative.

City Attorney Cody Sargeant clarified the continuance would include extending the tolling agreement that the parties entered on October 29th. Magennis agreed.

Commissioner La Fevers expressed support for a continuance and asked that staff contact the 1st District Supervisor's office to facilitate expediting the process. The commissioners agreed with La Fevers' recommendation.

MOTION
Commissioner La Fevers moved to continue the item to the April regular Planning Commission meeting and the motion include that the applicant has agreed to suspend or reset the shock clock on this project, and that during this time period city staff work with the County Supervisor 1st District Office to facilitate the lease agreement with the County. Commissioner Moyer seconded the motion.

In response to concerns two months was not long enough and whether three months was okay, Magennis noted the County's eagerness. She explained she needs to talk to Verizon but doesn't want to appear sloppy by extending

it past two months. She said they will need a commitment and basic terms to proceed from the County. MOTION PASSED Motion passed 5-0 by the following roll call vote: Commissioner VanAntwerp voted yes, Commissioner La Fevers voted yes, Commissioner Benefield voted yes, Commissioner Moyer voted yes, and Chair Allen voted yes. Regarding concerns about what can be accomplished in two months, Community Development Director Nick Bobroff clarified the two-month continuance is for Verizon to see if there is strong potential or likelihood a deal can be made with the County.	
OTHER BUSINESS Community Development Director Nick Bobroff suggested that the selection of the Chair and Vice Chair be agendized for the March Planning Commission meeting. The commissioners agreed.	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Chair Allen shared information on harbor seal counts, noting there is a continuing downward trend again this year. Commissioner VanAntwerp encouraged distribution of the BEACON sea level rise adaptation presentation to the general public.	MATTERS PRESENTED
DIRECTOR'S REPORT **4) Action Minutes of the Architectural Review Board Meeting of October 16, 2025 and November 13, 2025** **5) City Calendar for the month of February** **6) Planning Activity Report as of January** **7) Building Permit Report as of January** Community Development Director Nick Bobroff reported that the Chevron decommissioning has commenced and provided details on its phases. In addition, building permits were issued for the Palms and Arnie's Rooftop Bar, with renovations underway. He said updates on larger housing projects can be found on the City's website, such as Lagunitas (Via Real Townhomes), Bluffs 1/Tee Time at 5885 Carpinteria Avenue, and the project at 5115 Ogan Road. He added that the Via Real Project was submitted for the third time, with a completeness determination to be issued later this week, and Tee Time's application was called complete at the end of last year, with an EIR required and consistency review in progress.	DIRECTOR'S REPORT

He also reported that the application for 5115 Ogan Road was called incomplete for the third time, and the applicant is claiming the City is conducting a course of conduct for improper purposes, such as to harass or cause unnecessary delays. He explained a notice must be posted about this on the City website for 60 days to receive public comment, then the City must issue a statement to the applicant within 30 days to cease the conduct or provide written findings explaining what we have asked for. He stated it sets the steps for a potential legal challenge by the applicant.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF Monday, March 2, 2026 – All commissioners indicated they plan to be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Allen adjourned the meeting at 10:10 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

Attachment F
Exhibit 3
Public Comment Letter Received by the Planning Commission

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

From: Public Comment
To: Syndi Souter
Cc: Nick Bobroff
Subject: Fw: Public Comment Submission
Date: Monday, February 2, 2026 12:14:48 PM

From: No Reply <noreply@civicplus.com>
Sent: Monday, February 2, 2026 11:57 AM
To: Public Comment
Subject: Public Comment Submission

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Submitted by: Eileen Marcussen
Email Address: esmarcussen@earthlink.net

Commented on event: https://carpinteriaca.portal.civicclerk.com/event/62/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: A proper review of the 'Coeler Residence' at 333 (& 355?) Linden Avenue should include some examination of how it will be used, ultimately -- as a Short Term Rental -- and the impacts associated with that type of business to the parcel(s)' surrounding user(s) and the Beach Neighborhood in general. The two parcels -- 333 and 355 Linden Avenue -- represent a very deep and dense piece of Barbara and Peter Coeler real estate holdings in the Beach Neighborhood The Coeler's are also developing neighboring -- right around the corner -- parcels at 4949 Dorrance Way and 4934 Dorrance Way. PB Living Trust (Peter and Barbara Coeler) has four addresses on the City of Carpinteria's Short Term Rental list: 355 Linden Avenue, Unit A 355 Linden Avenue, Unit B 4949 Dorrance Way 4934 Dorrance Way Playa Beach Lodging, the five unit STR located at 251 Linden Avenue, is another Coeler property and has been in business for more than a decade. 333 Linden Avenue is not yet on the City's STR wait list but I believe that is the intention, the trend, no? Yes! The new 'Coeler Lodging Compound' (or Playa Lodging Compound #2) will be formed when these five 'in-the-planning-stage' properties move off of the City's STR wait list and become full-time STRs. This surrounding user and neighbor doesn't think that is so great for the City's brand, it's "small beach town character." The City of Carpinteria's General Plan needs to explicitly define what “small beach town character," an oft-used phrase found in almost all of its Community

Development Department's 'Staff Reports,' means. It is a phrase too conveniently used to support just about every development in the City of Carpinteria. It is a phrase so over-used that whatever meaning ascribed it, implied by it, has been rendered trite and impotent. Still, Carpinteria is a small beach town. Google (assisted by A.I., naturally) provides the following data for the City of Carpinteria: Key Population Figures: * 2020 Census: 13,264 * 2023 Estimate: Around 13,100 * 2026 Projection: Approximately 12,876 (with a declining trend). Key Demographics: * Median Age: 44.5 years (2023). * Households: About 5,138 (2020-2024). * Persons per Household: 2.53 (2020-2024) And, in another Google search (with an A.I. assist), describes Carpinteria as follows: Carpinteria, California, is generally considered a suburban or small-town coastal community rather than a major urban area. I ACCEPT THIS REALITY. The Coeler projectS are in the Beach Neighborhood. This residential neighborhood is also one of the more "visitor-serving" neighborhoods in Carpinteria because of the lodging opportunities available for vacationers, especially along Sandyland Road. But, In the last twenty years, many of the Beach Neighborhood's residential lots/parcels -- especially those on 3rd, Dorrance and 4th Streets -- have been developed with "infill" projects, ADUs, etc. With this greater (building) density, one might expect to see more bodies moving about the Beach Neighborhood; that there would be more residents, stakeholders going about their daily lives and routines, year-round. That doesn't seem to have happened. With all of the lot development that I've seen in the Beach Neighborhood in the past two decades, only a few people seem to have made the Beach Neighborhood their home (full or part-time). In fact, the neighborhood seems to be over-developed and under-populated, growing only more hollowed out. I certainly would not use the word "URBAN" to describe this piece of Carpinteria. "URBAN" is hardly how I would describe any part of Carpinteria. So, when I read through the Staff Report and come across a passage that reads: "Staff believes all of the necessary finding can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's beach neighborhood." I am offended. I know "urban" well. I love "urban," too! And, I do appreciate that there is a vocabulary that City Planners utilize for reports and reviews but "urbanized" is used here to give developers and the City a pass on exploiting a neighborhood and re-imagine (erase) its character to fit their (personal) agenda for financial gain. Isn't the City supposed to focus on "protecting unique, natural, and visual resources to maintain a "small beach town" image?" I paid a visit to the wide world web and performed a search. From Google (an AI Overview): My query: "how the word "urbanized" is used by city planning" In city planning, "urbanized"describes geographic areas with high population density (typically 50,000+ residents) and intense infrastructure development, often marking the threshold where rural land formally shifts to urban usage. It is used to define Census-designated boundaries (Urbanized Areas), guide land-use planning, and manage infrastructure expansion. Key ways "urbanized" is used in city planning: Defining Urban Areas: The U.S. Census Bureau defines an "Urbanized Area" (UA) as a continuously built-up, densely settled area of 50,000 or more people, serving as a basis for federal funding and planning. Infrastructure & Development Planning: It refers to regions where land has been transformed for urban use, requiring specialized infrastructure, services, and zoning (e.g., roads, sanitation,

housing, services). Annexation and Growth Boundaries: Planners use this term to determine when land is "urbanized enough" to be annexed into a city or included within urban growth boundaries. Density Requirements: It frequently requires a minimum population density of at least 1,000 people per square mile, separating urban, suburban, and rural planning strategies. THIS IS NOT A CARPINTERIA REALITY. Don't describe the Beach Neighborhood "urbanized." Our City's Beach Neighborhood is central to providing Carpinteria its “small beach town character;" don't let STRs proliferate and erode its small town charm. We don't need a COMPOUND of STRs. We need HOUSING. Will the Coeler developments assist Carpinteria in meeting its RHNA Housing Element allocation for the 2023-2031 period? Please. I would love if the Coeler's projects would help Carpinteria reach this goal.

Attachment G
June 1, 2026 Planning Commission Packet

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

Attachment G
Exhibit 1
Planning Commission Staff Report

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 1, 2026

ITEM FOR CONSIDERATION

Coeler New Residence

Project 23-2232-DP/LLA/CDP/ARB

Request to approve 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 and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

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

SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owners: Peter and Barbara Coeler

Agent: Dylan Chappell, Architect

Project Location: 333 and 355 Linden Avenue

APNs: 003-440-027 and -028

Zoning: Planned Residential Development (PRD-20)

Land Use Designation: Medium Density Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 3,520 square-foot two-story single-family dwelling and a detached 840 square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden Avenue property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Dorrance Way via the new driveway.

Lot Line Adjustment (LLA)

The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,537.5 square-foot parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for ingress and egress from Dorrance Way to the proposed garage.

Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2. Story poles for a prior design were erected on April 14, 2025, and are substantially similar in height and locations as the current proposal; photographs can be found in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The project area consists of two separate parcels. The property at 355 Linden Avenue (Parcel A) is located at the corner of Linden Avenue and Dorrance Way and is presently developed with a 2,460 square-foot two-story residential structure and a 912 square-foot detached garage. The property at 333 Linden Avenue (Parcel B) is a vacant parcel that is 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story residence with accessory structures and The Spot restaurant to the north, Linden Field and the Carpinteria State Beach campgrounds to the east (across Linden Avenue), a two-story single-family residence to the south,

and a vacant lot and residences to the west. The general vicinity contains one- and two-story residential structures.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

Architectural Review Board

Concept Review

A concept proposal, Project #22-2177-CON, for a duplex on this site was previously reviewed by the Architectural Review Board (ARB) on December 15, 2022 prior to the formal project application submittal on July 13, 2023. (Note that the formal application was originally also for a duplex, and the plans have since been revised for a single-family dwelling.) The ARB had the following comments on the concept proposal for this site:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Increase the setbacks and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new duplex on the site was submitted on July 13, 2023, and subsequently revised plans for a Spanish/Mediterranean style 3,251 square-foot two-story single-family residence with an attached 426 square-foot two-car garage, for a total size of 3,677 square feet with a maximum height of 24.42 feet, were submitted in December 2024. The proposal for the single-family residence received preliminary review by the ARB on May 1, 2025. At that meeting, one neighbor spoke and submitted a comment letter raising concerns about privacy, the height and size of the residence, and the architectural style. Another neighbor submitted only a comment letter with concerns about privacy and sea level rise impacts.

The ARB reviewed the design for the single-family dwelling and voted 4-0 to continue the project to a future meeting with the following comments:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the residence at 355 Linden Avenue,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed.

The plans were revised in response to the ARB comments with the following changes:

- A Lot Line Adjustment was incorporated into the project which would reconfigure the lot line between the property at 355 Linden Avenue (which is currently an "L-shaped" parcel) and the project site to create two parallel parcels of equal size at 7,537 square-feet;
- The size of the residence was increased by 189 square feet and a new 356 square-foot covered porch was added to the rear of the residence;
- The plate heights on the second story were reduced to a range of 7.5-feet to 9.5-feet, which lowered the overall height from 24.42-feet to 23.83-feet, a reduction of seven inches;
- The floor plan was reconfigured with the main living area accessible to the backyard and now contains four bedrooms;
- Pop-outs with open gable roofs have been added to the side and rear elevations to articulate the massing;
- The design has been "softened" with more Mediterranean style details and features such as: additional arched windows, adding Santa Barbara stone accents to the front and side walls, the roof pitch on the second story was raised from 2.5:12 to 4:12, the incorporation of shallow or no roof overhangs, additional scallop details in the stucco below the areas without a roof overhang, and an additional tiled arch surround on the northern garage window;
- The second floor has been "wedding-caked" above the first floor at distances ranging from 7-feet to 2-feet on the sides and set back 18.5 feet from the front;
- The landscaping plan has been revised to include a variety of ornamental flowering shrubs and grasses, in addition to perimeter hedges and a lawn area with olive trees in the rear yard; and
- The proposal continues to retain the existing 30-inch diameter native Platanus racemosa (Western Sycamore) that is located at the front of the property, and a tree protection plan has been prepared for the project (see Sheet TPP0.0 in Attachment A, Exhibit 2).

The revised design for the single-family residence received a second preliminary review by the ARB on November 13, 2025. No public comment letters were submitted, and one member of the public spoke with concerns about the existing hedge height blocking views of the story poles, suspicions that the new residence would be a vacation rental, and the size of the proposed residence. The ARB members were generally happy with the revised design, and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- A tree should be added in the planter on the north side of the driveway;
- Additional landscaping should be added along the common property line with the adjacent residence at 355 Linden Avenue; and
- Consider a darker cream/beige stucco color, similar to the color of the stucco at Dart Coffee in Linden Square.

The plans were updated in response to the ARB comments with the following changes:

- The landscaping plan has been updated to include an olive tree and additional shrubs along the northern property line to soften views from the street; and
- The proposed color for the stucco remains Navajo White, due to the subsequent Final ARB approval of the new residence at 4949 Dorrance Way with a darker cream/beige stucco color (Greek Villa), to avoid two houses with the same color in close proximity.

Copies of the Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB meetings are included in Attachment C.

Planning Commission

The Planning Commission initially reviewed the project on February 2, 2026. At that meeting, four members of the public spoke with concerns about the new residence becoming a vacation rental, safety issues with the proposed driveway on Linden Avenue, the size of the proposed residence, impacts to private mountain views, and the neighborhood compatibility of the design. One of the speakers also submitted a public comment letter which reiterated their spoken comments.

The Planning Commissioners had mixed comments on the proposal, including concerns that the proposal was too large and not compatible with the neighborhood, hesitancy about the possibility of the new residence becoming a vacation rental, reluctance to allow the removal of the iconic palm tree on Linden Avenue, and support for the proposal as a reasonable improvement on the site that would improve the quality of our housing stock. One issue that the Commissioners unanimously agreed upon was the safety concerns about the new driveway on Linden Avenue, and that the access should be relocated to Dorrance Way. After a lengthy discussion, the Commissioners voted 3-2 to continue the item with direction to the applicant to revise the project in a way that the garage would be relocated to the rear of the property with access from Dorrance Way, and that the overall footprint of the residence, as it relates to the front setback, would not substantially be changed.

The project was scheduled to be reviewed by the Planning Commission at their May 4, 2026 meeting, but the applicant requested a continuance to the June 1, 2026 meeting.

A copy of the plans that were reviewed at the February 2, 2026 Planning Commission meeting can be found in Attachment D, and a copy of the minutes from that meeting are included in Attachment E.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence with a detached garage. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 5 Exemptions allow for minor lot line adjustments that do not result in the creation of a new parcel. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for

rare, threatened, or endangered species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, a detached garage, associated grading (including utility trenches and over-excavation and recompaction for the foundation), landscaping improvements, and a lot line adjustment that would not create a new parcel; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

The proposed CEQA Notice of Exemption is included as Attachment F.

V. ANALYSIS

The project has been revised in response to the Planning Commission's comments with a new detached garage located at the rear of the property and access taken from Dorrance Way via a proposed 15-foot-wide easement over 355 Linden Avenue. The front of the residence remains set back 20-feet from Linden Avenue, now with a living room facing the street. The overall size of the residence was reduced by 346 square-feet with the new detached garage layout, and the number of bedrooms was reduced from five down to four. Although the size of the residence was reduced, the total overall square footage increased by 494 square feet due to the newly proposed detached three-car garage. The rear covered porch has been eliminated, and replaced with a courtyard between the residence and the detached garage. The revised proposal retains both the native sycamore tree on site and the palm street tree in front of the property.

The discussion below provides an analysis of the revised project in terms of its compliance with the development standards of Title 14, Zoning, and Title 16, Subdivisions, of the Carpinteria Municipal Code (CMC), and with the objectives and policies of the City's General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code (CMC)

CMC Title 14, Zoning

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission.
The following table identifies the project's conformance with applicable Planned Residential Development District and other CMC requirements:

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
Setbacks Front	50 feet from centerline of street	60 feet from centerline of street;

Standard	Requirement/Allowance	Proposal- 333 Linden Avenue
(Linden Avenue)	or 20 feet from property line, whichever is greater.	20 feet from property line
Side (North)	5 feet	5 feet
Side (South)	5 feet	5 feet
Rear (West)	15 feet	24.5 feet
Height	30 feet max.	24.08 feet max.
Building Coverage	50% max. (3,768 square feet)	30.2% (2,277 square feet)
Open Space & Landscaping	20% min. (1,507 square feet)	45% (3,401 square feet)
Density	20 units/acre (3 units max.)	1 unit
Parking	2 garage spaces	3 garage spaces
Driveway Width	16 feet max.	12 feet

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*
f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's beach neighborhood. The project is an in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested Lot Line Adjustment, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard

zone, nor is the project located in an area encumbered with any public easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

Demolition of the Detached Garage at 355 Linden Avenue

The rear wall of the existing detached 912 square-foot garage at 355 Linden Avenue encroaches approximately six inches onto the property at 333 Linden Avenue. During the project review, the applicant team opted to demolish the garage instead of including a re-alignment of that section of the common property line with the Lot Line Adjustment proposal. In the future, under a separate permit application, the applicant team plans to make improvements to the property at 355 Linden Avenue which will likely include a new garage structure. The demolition of the garage, which would result in no covered parking onsite, is permissible under the provisions of AB 2097, which eliminates the requirement for dedicated onsite parking spaces for residential uses within one-half mile of the Amtrak Station. As such, the State law with California Coastal Commission support, supersedes the CMC requirements for residential parking spaces.

CMC Title 16, Subdivision Requirements

Title 16 of the Carpinteria Municipal Code (CMC) regulates land subdivisions, mergers, and lot line adjustments in conformance with the California Subdivision Map Act. For the proposed lot line adjustment, neither a tentative or final parcel map is required pursuant to the exception listed in CMC §16.12.010.E, which states, "A lot line adjustment between two or more existing adjacent parcels [is exempt from the requirements of this Title], where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the planning commission." The proposed lot line adjustment meets this exception as it would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. Thus, the lot line adjustment would result in two equally sized parcels that conform to the current 7,000 square-foot minimum lot size for a residential parcel.

Additionally, the maximum density allowed for both parcels combined would remain at a total of six units. The maximum density in the PRD-20 zone district is 20 units per acre. Presently, the 9,787.5 square-foot parcel at 355 Linden Avenue could contain up to four units, and the 5,287.5 square-foot parcel could contain up to two units, for a total of six units. The lot line adjustment would result in two 7,537.5 square-foot parcels, which could contain up to three units each, for a total of six units. As such, the lot line adjustment would not increase the total allowed density.

For more detail, see the attached Lot Line Adjustment Site Plan and Exhibit included in Attachment A, Exhibit 2.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed project represents an in-fill development project that would result in a gain of one dwelling unit on a site located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to three units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are developed in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The site fronts Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and bicyclists. Sidewalks line both sides of the street in this area, and a bike lane runs along the western (southbound) side of Linden Avenue. The revised proposal eliminates the driveway that would have backed-out onto Linden Avenue, thus retaining the existing pedestrian and vehicular traffic patterns on Linden Avenue. The new driveway access from

Dorrance Way would result in head-out egress onto a less busy street, which would allow better visibility for pedestrians and traffic safety.

Open Space, Recreation, & Conservation Element

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site contains a 30-inch diameter Platanus racemosa (Western Sycamore). Through the course of the project design, the applicant has modified the layout of the proposed residence to retain the sycamore tree and protect the critical root zone to the maximum extent feasible. An arborist has prepared a Tree Protection Plan which includes measures to protect the tree and its roots during site preparation and construction (see Sheet TPP0.0 in Attachment A, Exhibit 2). The recommendations included in the Tree Protection Plan have been incorporated into the project conditions of approval. Likewise, the revised proposal to locate the garage at the rear of the lot and take access from Dorrance Way would allow the existing palm tree along the Linden Avenue frontage to remain in place. While not native, these trees are important to the character and visual setting of Linden Avenue through the downtown and beach neighborhood.

Safety Element

Objective S-4: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

The project site is not currently located in the designated 100-year floodplain, nor is it proposed be on the forthcoming updated FIRM maps. However, the site is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

Noise Element

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular cottage and Craftsman style residences ranging from one to two stories. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just north of the project site (355 Linden Avenue). The size, massing, and height of the proposed residence is comparable to other newer two-story structures in the vicinity. Additionally, the height is lower than the adjacent two-story residence to the north, but higher than the adjacent two-story cottage to the south, so the residence would create a "stepped-down" transition between the existing adjacent structures on Linden Avenue.

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

Although views of the ocean and mountains are available from the site, the proposed project would not significantly block any public views as the building footprint, location, and massing are generally in line with adjacent development to the north and south.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

Objective CD-10: *Areas with attractive frontages designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10b: *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

The proposed site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and vehicles. Welcoming features to the proposed unit include large windows, doors, and balconies facing Linden Avenue and a low stucco wall with a wooden gate around the front yard area. Landscaping is proposed along the sidewalk in front of the wall. The revised layout relocated the garage to the rear of the property, so the garage would no longer be highly visible from the street and there would no longer be a driveway interrupting the sidewalk in this area. The low 3.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

An ornamental sconce is proposed on the front of the residence near the pathway to the entrance. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board and on Sheet A6.0 of the plans in Attachment A, Exhibit 2. The specifications for the exterior light fixtures would be reviewed during Final ARB review for consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including roof-mounted solar panels. Future site landscaping would be expected to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed residence design would be articulated with plate heights ranging from 7.5- to 9.5-feet, a combination of gable, hip, and shed roofs, with portions of the elevations "popped-out" and stepped back in various locations. The second story balconies add further depth to the proposal. A 3.5-foot-tall stucco wall with a wooden gate and landscaping would separate the private front yard area from the street. The lower-level finished floor would be approximately eight-inches above existing grade. The design of the proposed residence consists of varying one- and two-story elements, to avoid a "boxy" building design. The project has been redesigned in response to the Planning Commissions previous comments with a detached three-car garage at the rear of the property, with access from Dorrance Way. As such, the project now complies with Implementation Policy 4, above.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the left side of the East Elevation on Sheet A3.1 of the plans in Attachment A, Exhibit 2.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The proposed size, bulk, and scale of the revised residence appear to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, and the second story plate heights and overall height have been reduced to better relate to the immediately adjacent residences. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, however the variety of architectural styles, massing, and colors/materials helps to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the second story balconies. The proposal complies with DG 4 with the second story at 35.3% of the total square footage. The proposed second-story is stepped back 18.5-feet from the lower ground floor façade, so the proposal complies with DG 5. The maximum height of the proposed residence would be 24.08-feet, so the proposal is compliant with DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as large, r windows or off-set wall planes.*

The proposed front and rear façades are 35-feet wide, and the sides are longer. The elevations incorporate off-set wall planes, varying plate heights, a variety of window sizes and shapes, a stone wrap around the front of the residence, stone accent walls, and wooden trellis accents. The façades of the detached garage would be articulated with wooden garage doors, windows, doors, and an accent stone wrap around the base. These elements appear to meet the intention of DG 10.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the proposed roof incorporates front-and rear-facing gables, small open gables over the pop-outs along the sides, and a shed roofs above the front living room and primary

bath windows. The detached garage would have a hipped roof. These variations break up the roof mass and appear to comply with the intention of DG 12. A roof plan with more information on the roof design and layout can be found on Sheet A2.2 of the enclosed plans in Attachment A, Exhibit 2.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The front yard would be surrounded by a proposed 3.5-foot-tall stucco wall with a wooden gate for access. The gate would open from Linden Avenue into the front yard area. The low wall and gate would create an open feeling between the public and private spaces. The former garage area at the front of the residence has been repurposed as a living room with a large bank of windows facing the street, and features a large balcony above on the second floor. The main entry to the home faces Linden Avenue, but is set back farther into the lot interior and accessed by a decorative walkway from the front door.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

As discussed above, the project has been redesigned with a detached three-car garage located at the rear of the property with access via an easement from Dorrance Way, as preferred by DG 17. The garage has been designed with three separate wooden doors and a stone wrap around the base to break up the elevation. The garage wall that faces the residence would have two sets of sliding doors. The roof over the garage and sliding doors would be detailed with exposed wooden beams, rafter tails, and supports. These elements enhance the aesthetics of the detached garage as described in DG 18, above, and architecturally relate to the design and detailing of the primary residence.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including stucco scallops along the roof edges, stone accents, wooden doors and gates, and lanterns are fine details that further embellish the quality of the design. The front second story balcony over the living room would primarily overlook the street and would be located approximately 16-feet away from the northerly neighboring residence, which is also two stories and located towards the street. The smaller front second story balcony would overlook the front entry and would be set back approximately 60-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Lastly, the rear second story balcony would overlook the courtyard, detached garage, and rear driveway.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscape/hardscape plan has been prepared to work around the existing sycamore tree. The hardscape materials include permeable pavers for a portion of the front yard, north side pathway, courtyard, and driveway areas. The front walkway, balance of the front yard, and south side pathway would be flagstone. The area near the trunk of the sycamore tree, would be gravel mulch. Landscaping includes fruitless olive trees with flowering shrubs and grasses in the front, side hedges, fruitless olive trees with planters in the courtyard, and a ribbon driveway. Shrubs would be planted around the perimeter of the site with planters in front of the wall along Linden Avenue to provide a buffer along the street frontage.

DG 32: *Exposed walls should be finished with stone, stucco or other aesthetic treatment.*

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a new 3.5-foot-tall stucco wall with a wooden gate is proposed to enclose the front yard area. This style of wall is consistent with the proposed Spanish/Mediterranean style of architecture for the residence. A landscaped planter is proposed in front of the wall to provide screening and softening.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

The proposed plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The proposed conditions of approval require that the ARB review the specifications for the proposed exterior lighting for compliance with the above measure and the City's general night-sky friendly lighting policies.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a four-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

VI. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees (DIFs). If the project were approved as submitted, it would be subject to the fees as shown in the following tables. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

Estimated Development Impact Fees

For one new single-family residential unit, based on 3,520 square-feet of new habitable area.

Fee Type	Fee Per Square-Foot Unless noted otherwise	Total Fee
Streets and Thoroughfares	$0.12	$422.40
Highway Interchanges & Bridges	$1.68	$5,913.60
Traffic Control Facilities	$0.20	$704.00
General Facilities & Equipment	$0.95	$3,344.00
Storm Drainage Facilities	$1.78	$6,265.60
Quimby/Parkland Acquisition	n/a	n/a
Parks and Recreational Facilities	$5.63	$19,817.60
Aquatics Facilities	$0.34	$1,196.80
TOTAL DIFs		**$37,664.00**

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	$3,261.59	$3,261.59
Fire Protection Certificate	$229.00	$229.00
Carpinteria Sanitary District		
Development Impact Fee	$6,746.00	$6,746.00
Sewer Service Charge	$800.70/unit/yr.	$800.70/yr.
School District		
Residential (habitable area)	$3.48/sq. ft.	$12,249.60
New Construction Tax	$500.00	$500.00
Landscape Bond	$500.00 or $0.03/sq. ft.	$500.00
TOTAL Other Fees		**$24,286.89**

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)

2. Direct the applicant to prepare project revisions and return to the next Commission meeting.

3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A Resolution PC-26-001
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval
Attachment B Story Pole Photographs
Attachment C Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings
Attachment D Architectural Plans from the February 2, 2026 Planning Commission Meeting (Superseded)
Attachment E Minutes from the February 2, 2026 Planning Commission Meeting
Attachment F CEQA Notice of Exemption

Attachment A
Resolution PC-26-001

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

RESOLUTION NO. PC-26-001

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN, LOT LINE ADJUSTMENT, AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2232-DP/LLA/CDP/ARB 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. THE PROJECT IS LOCATED AT 333 & 355 LINDEN AVENUE (APNs 003-440-027 & -028), REQUESTED BY DYLAN CHAPPELL.

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan, Lot Line Adjustment, and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to construct a new 3,520 square foot two-story single-family residence with a detached 840 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their December 15, 2022, May 1, 2025, and November 13, 2025 meetings, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission conducted a public hearing and received evidence regarding the application, and requested revisions to the project on February 2, 2026; and

WHEREAS, the project returned to the Planning Commission on May 4, 2026, and the applicant requested a continuance to the June 1, 2026 Planning Commission meeting; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan, Lot Line Adjustment, and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects); and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, Lot Line Adjustment, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan, Lot Line Adjustment, and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 1st day of June 2026, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
John Moyer, Chair

ATTEST:

_____
Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 1st day of June 2026.

Attachment A
Exhibit 1:
Findings for Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 23-2232-DP/LLA/CDP/ARB
JUNE 1, 2026

COELER NEW RESIDENCE & LOT LINE ADJUSTMENT
333 & 355 LINDEN AVENUE

REQUESTED BY DYLAN CHAPPELL

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan, Lot Line Adjustment and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The project has been reviewed by the City's Architectural Review Board at duly noticed public meetings which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 (new construction or conversion of small structures); 15304 (minor alterations to land); 15305 (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with a detached garage, associated grading and landscaping, and a minor lot line adjustment that does not result in the creation of a new parcel, on a lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

   As presented in the staff report prepared for the Planning Commission hearing of June 1, 2026, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD), and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Spanish/Mediterranean style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. An existing native sycamore tree would be preserved on the project site. There are no known other sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise. A condition has also been included requiring adherence to the requirements of the Tree Protection Plan for the preserved-in-place sycamore tree.

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

   There are no known recorded easements on the property for public access or public utilities. No new public easements are required of the project as a condition of approval. A new private non-exclusive access easement is proposed to provide access from Dorrance Way to the new residence. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence with a detached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated June 1, 2026. The demolition of the detached garage at 355 Linden Avenue to remedy the encroachment onto the property at 333 Linden Avenue is permissible under the provisions of AB 2097, and the area of the demolished garage would remain as an open area for onsite uncovered parking.

1.4 Lot Line Adjustment Finding

Pursuant to the Subdivision Map Act and Title 16 of the Carpinteria Municipal Code, it has been found that the Lot Line Adjustment requested may be issued based on the following finding:

1. *A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.*

   The proposed lot line adjustment is between two legal lots and would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. The adjusted parcels would be consistent with the City's Local Coastal Plan/General Plan and the Carpinteria Municipal Code. Therefore, this finding can be made.

1.5 Coastal Development Permit Finding

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

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

   The project involves the construction of a new two-story single-family dwelling with a detached garage pursuant to Chapter 14.14, Planned Residential Development, and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of June 1, 2026, and herein incorporated by reference. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

333 LINDEN AVE

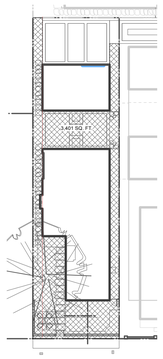
BIRDSEYE VIEW



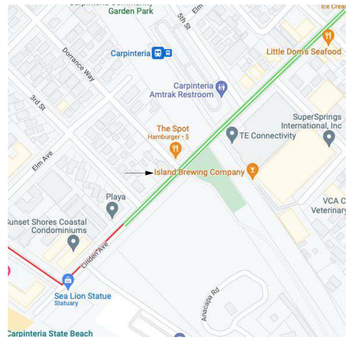
FEMA FIRM



OPEN SPACE DIAGRAM



VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013	
ASSESSOR'S PARCEL NUMBER	003-440-028	
LOT AREA	7,537.5 SQ. FT.	30%
ZONE	PRD-20	
OCCUPANCY	R-3, U	
BUILDING TYPE	SFR	
CONSTRUCTION TYPE	V-B	
FIRE HAZARD	NO	
FIRE SPRINKLERS REQUIRED	YES	
GENERAL PLAN		
FLOOD ZONE DESIGNATION	X	
SLOPE	2%	
STORMWATER MANAGEMENT PLAN		
MAX BUILDING HEIGHT	30'	
PROPOSED BUILDING HEIGHT	24'-1"	3"

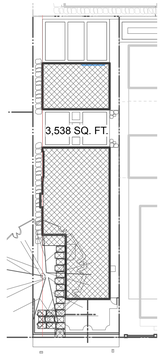
SETBACKS FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'

PARKING 3 GARAGE SPACES PROVIDED

ARTISTIC RENDERING



IMPERVIOUS DIAGRAM



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	**PETER AND BARBARA COOLER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	**EXISTING (SF)**		**PROPOSED (SF)**	
	NET	**GROSS**	**NET**	**GROSS**	
1ST FLOOR [LC]			2,277		332
2ND FLOOR			1,243		171
HOUSE TOTAL			**3,520**		161
ATTACHED GARAGE [LC]			0		432
DETACHED GARAGE			840		840
1ST FLOOR COVERED PORCH			0		356
2ND FLOOR BALCONIES			463		5
LOGGIA [LC]			0		75
OVERALL SIZE OF FRONT STRUCTURE					
FRONT GARAGE DESIGN			3,791		
REAR GARAGE DESIGN			3,520		271

LOT COVERAGE DATA	**PROPOSED (SF)**		
SITE	7,537.5	100%	
BUILDING FOOTPRINT (LOT COVERAGE)	2,350	31%	2%
MAX LOT COVERAGE ALLOWED	3,769	50%	
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	3,401	45%	18%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,520 SQ. FT. WITH A DETACHED THREE CAR GARAGE OF 840 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS
TPPO.O	TREE PROTECTION PLAN

CIVIL

C0.0	SURVEY

ARCHITECTURAL

A1.0	SITE PLAN
A2.0	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.2	ROOF PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS

LANDSCAPE

L1.0	LANDSCAPE PLAN

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ❑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement



Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or sided pavers with open (non-grouted) joints.

Show on your site plan:

❑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

❑ No erodible areas drain on to permeable pavement.

❑ Subgrade compaction is minimal.

❑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

❑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

❑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

❑ Rigid edge is provided to retain granular pavements and unit pavers.

❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

❑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

FIRE DEPARTMENT NOTES

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

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

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

LAND DEVELOPMENT NOTES

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

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

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31,307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0



















CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

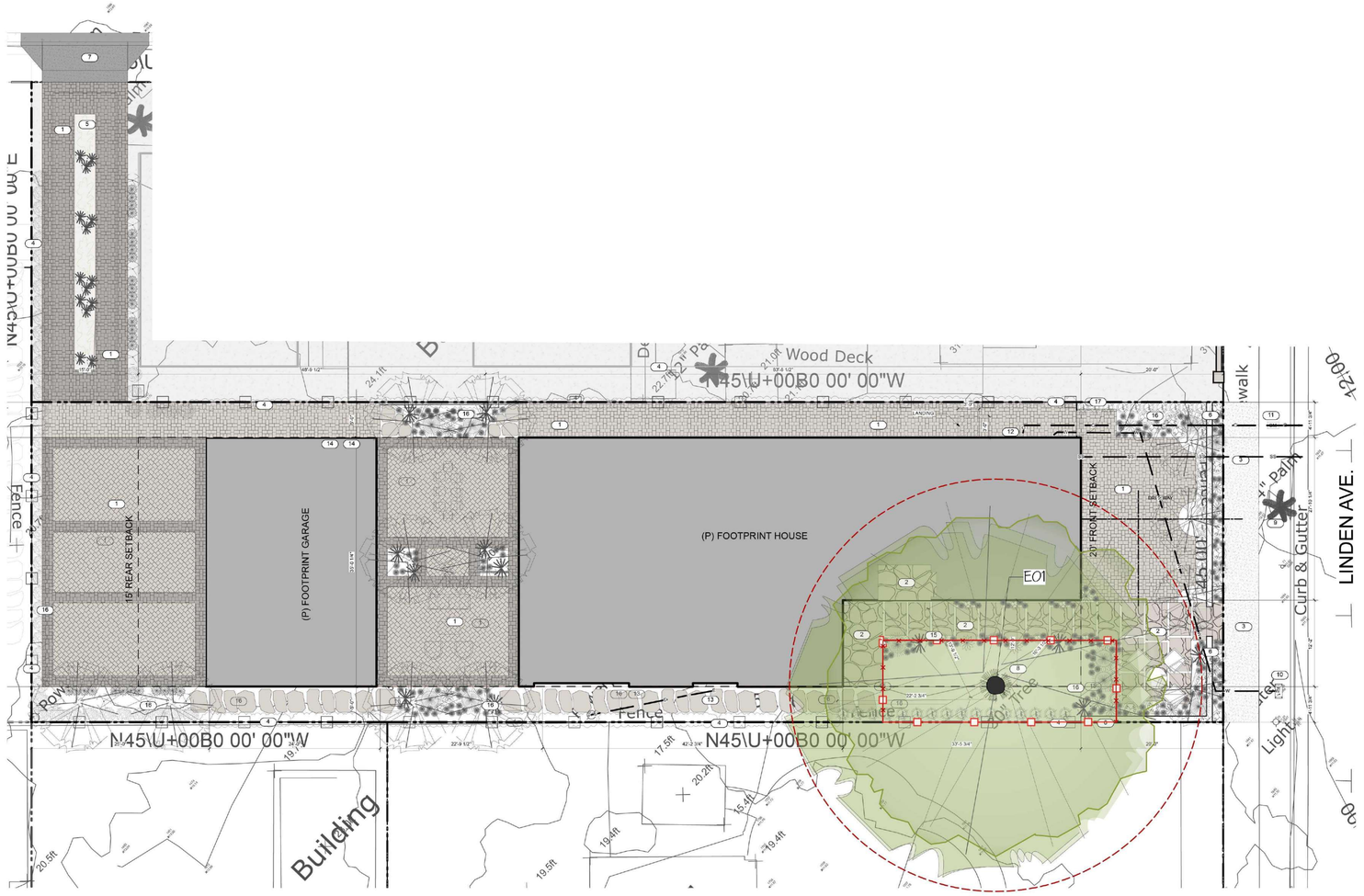
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE TPZ SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



SITE PLAN 1 — SCALE 1/8" = 1'-0" — feet 0 4 8 16 — NORTH

Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	40'0"	70'0"	29.9 Inches	1	Average	Retain	Average	47%	10/11/2024

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

DIGALERT

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/8/2024.

TREE PROTECTION PLAN

SCALE: 1/8" = 1'-0" — 0 8' 16' 24'

SUBMITTAL SET

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall not/or be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

REVISIONS
- 07/12/2025
- 03/05/2026

PROJECT: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA, CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
PO BOX 104
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0168
SMELA.COM

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
C-34,357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

SURVEY

C0.0

EXHIBIT "A"

LOT LINE ADJUSTMENT

LEGAL DESCRIPTION

PARCEL A

Lot 1 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the north half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

PARCEL B

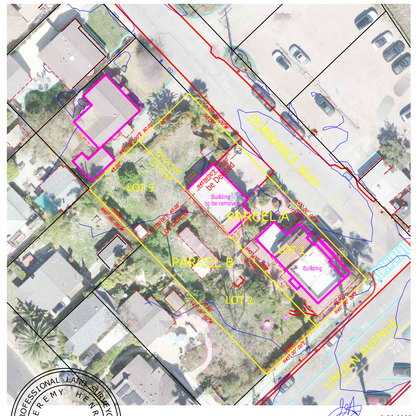
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the south half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Prepared on September 1, 2025 by:

Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com

SITE PLAN


DORRANCE WAY
LINDEN AVENUE
PARCEL A
PARCEL B
Building to be removed
Building
Building
Building

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

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

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

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

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

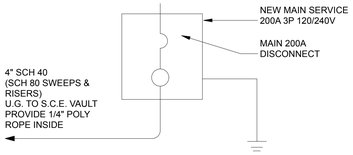
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

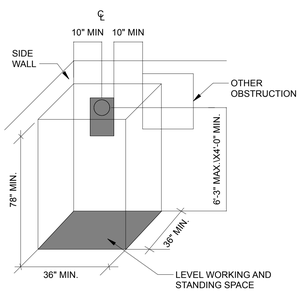
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

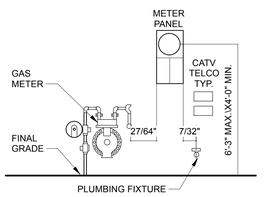
METER ASSEMBLY SEPARATION 5
0 N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	.3	Drip	.81	.37	3102	808	11350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	**(A)2502**	**(B)1432**	**39,855.00**
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	**(C)**	**(D)**	
						ETWU Total	**39,855.00**
						Maximum Allowed Water Allowance (MAWA)[e]	**39,855.00**

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + (1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

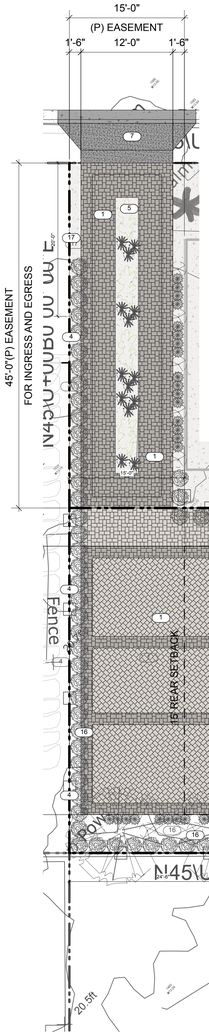
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	**(A) 2000**	**(B) 1040**	**28,951.52**
						Maximum Allowed Water Allowance (MAWA)[e]	**28,951.52**

4



LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER

Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:** TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **RIBBON DRIVEWAY:**
6. **STUCCO SITE WALL:** 42" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO REMAIN:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **36" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. FOR THE FIRST 20' IN FROM DORRANCE FOR VISION CLEARANCE.

SITE PLAN 1
feet 0 4 8 16 SCALE 1/8" = 1'-0"
NORTH

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ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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LOOMIS. CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-37307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

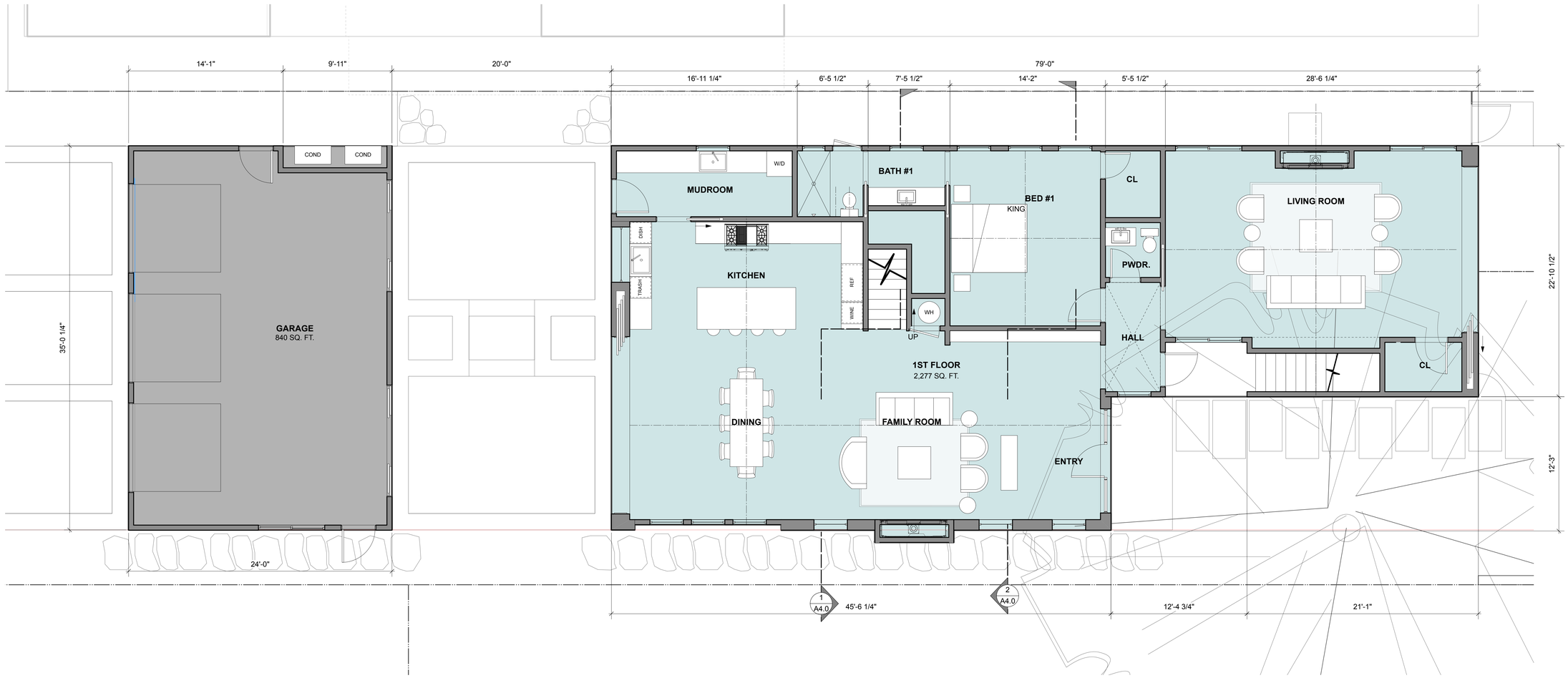
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
RENEWAL 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232



1ST FLOOR PLAN
feet 0 2 4 8
SCALE 1/4" = 1'-0"
1
NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

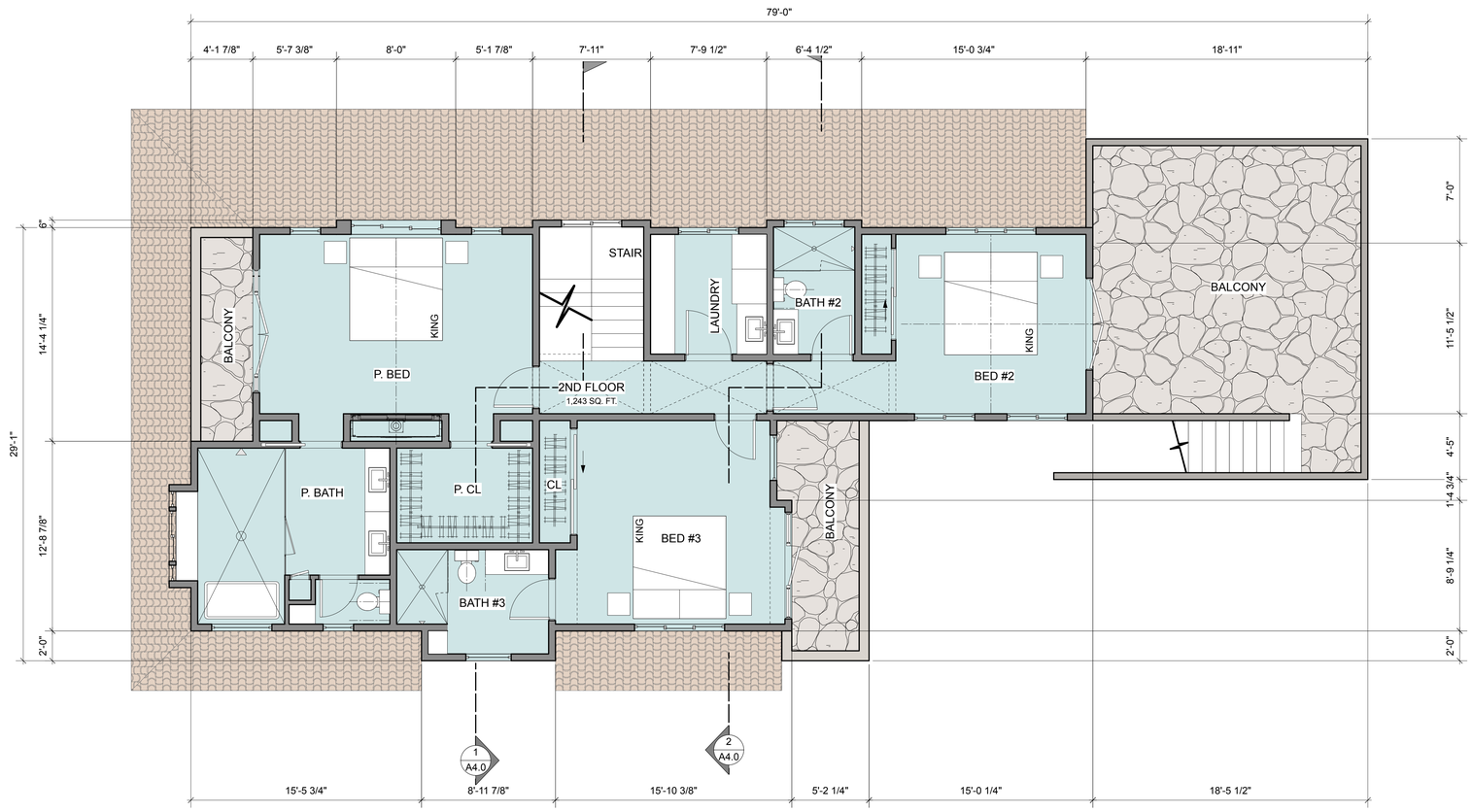
PLANNING COMMISSION SET 03-23-2026

△ **REVISION**

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0



2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-36744 REN: 8.31.2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

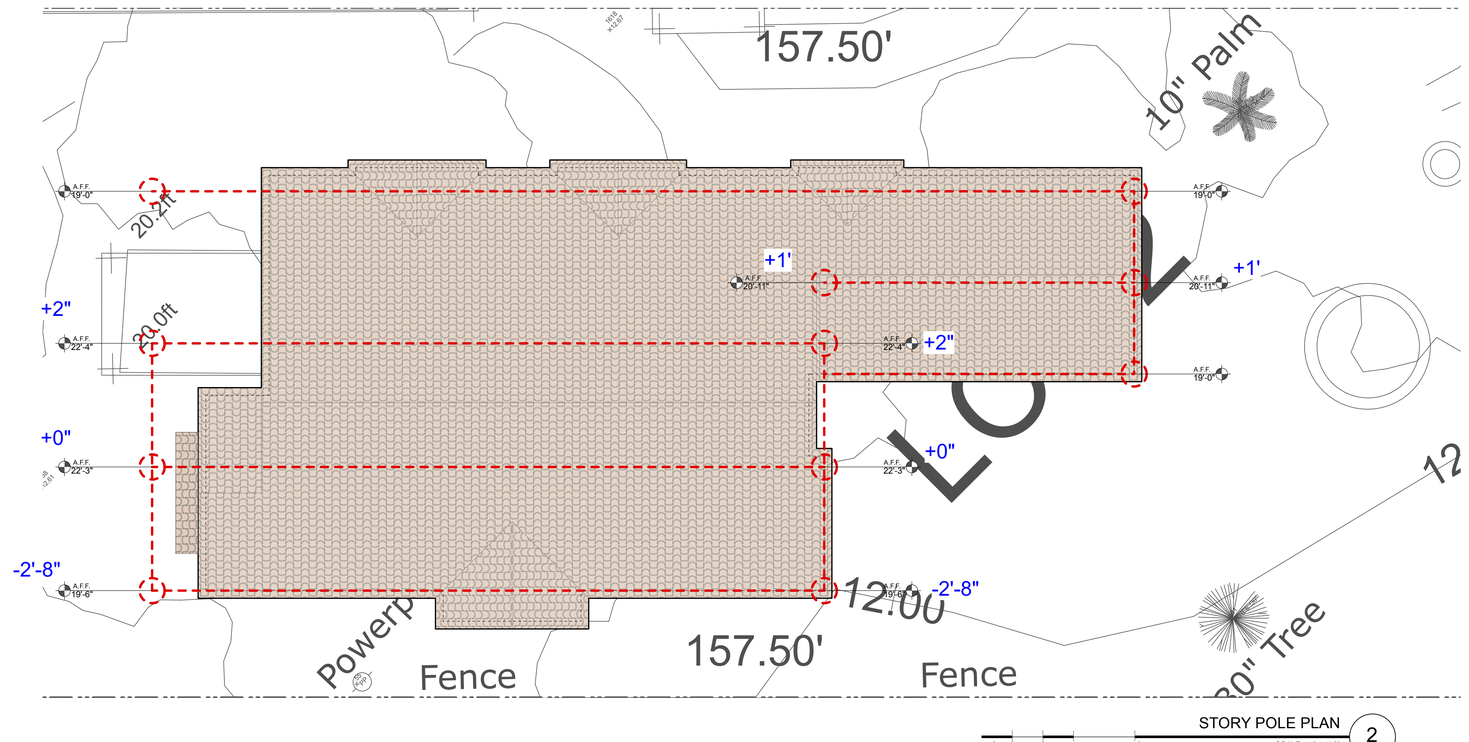
PLANNING COMMISSION SET 03-23-2026

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NO	DESCRIPTION	DATE

2ND FLOOR PLAN

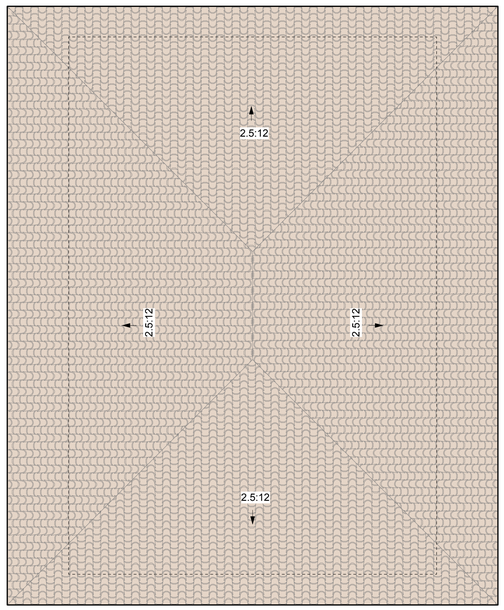
A2.1

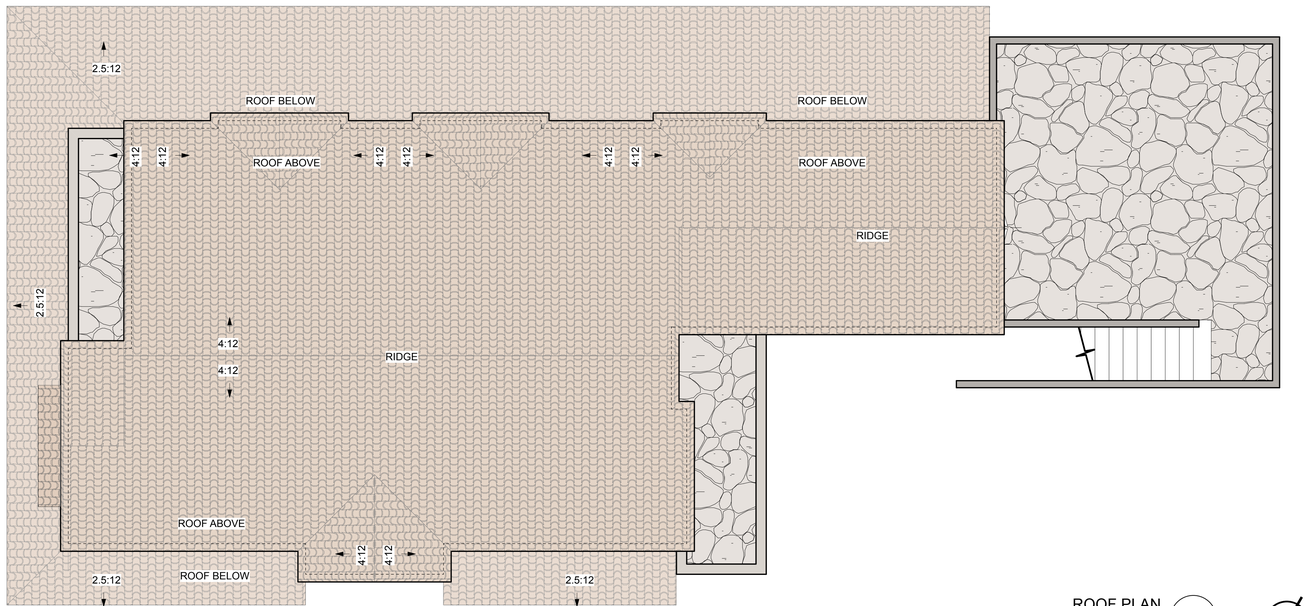


STORY POLE PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2





ROOF PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL REG. 33731 EXP. 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SF

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ **REVISION**

NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2



GARAGE WEST ELEVATION 3

feet 0 2 4 8 SCALE 1/4" = 1'-0"



WEST ELEVATION 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



SOUTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL 03/23/2026 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



EAST ELEVATION (STREET)

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2



NORTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

CHAPPELL
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
REG. 3/31/2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

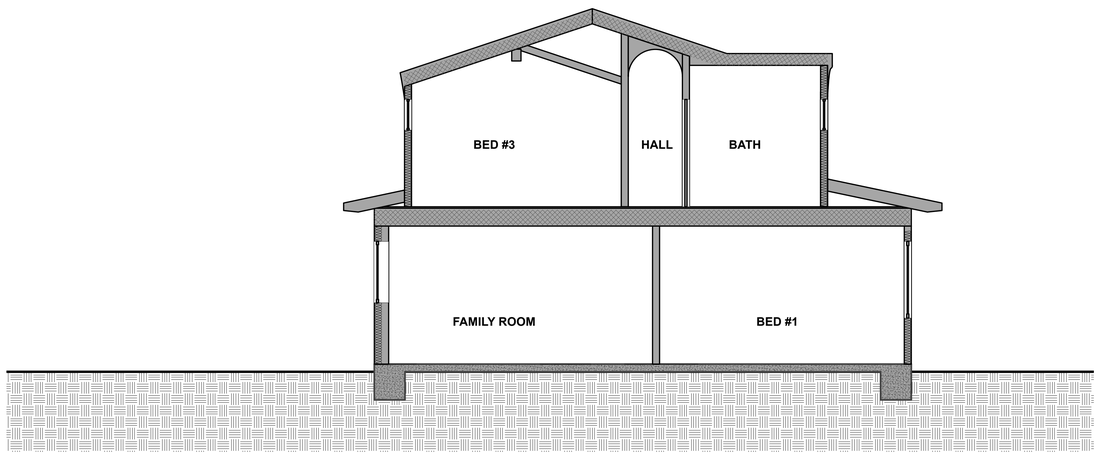
A3.1

SECTION KEY NOTES

1. **ROOF SPRAY FOAM INSULATION**: R-30 HOUSE
2. **WALLS BATT INSULATION**: R-21
3. **FLOOR BATT INSULATION**: R-19 SLAB ON GRADE
4. **SLOPE**: SLOPE TO DRIVEWAY 1/8": 1' MIN.

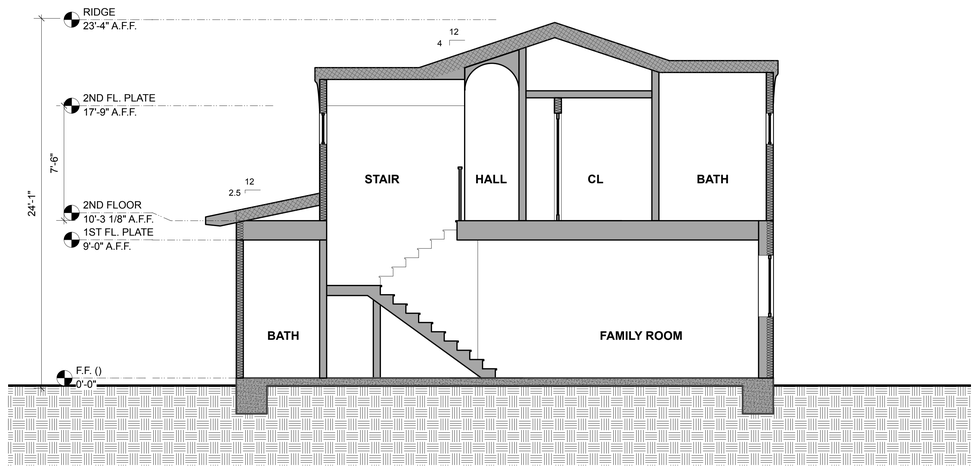
SECTION NOTES

1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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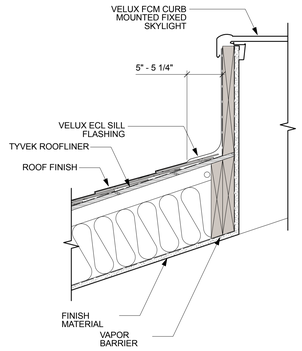
PLANNING COMMISSION SET 03-23-2026

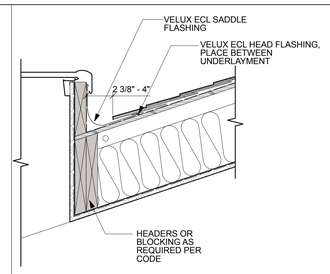
REVISION

NO	DESCRIPTION	DATE

SECTIONS

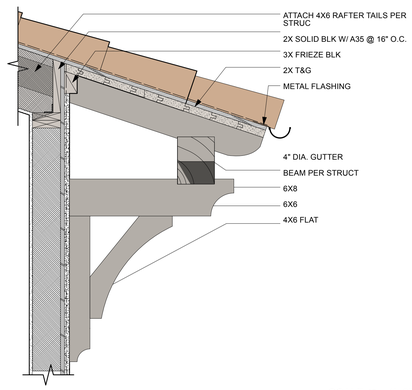
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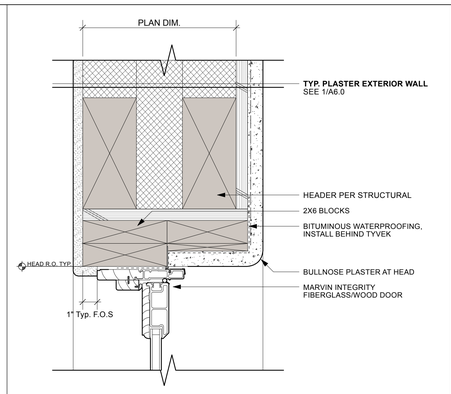
SCALE 1 1/2" = 1'- 0"

16 CURB MOUNTED SKYLIGHT



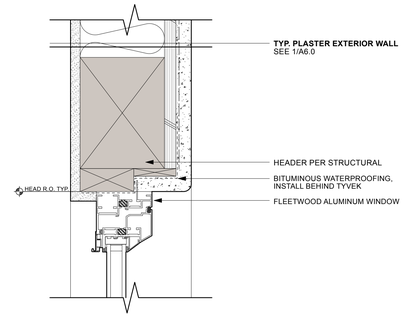
SCALE 1" = 1'- 0"

12 TYP. PLASTER @ EAVE



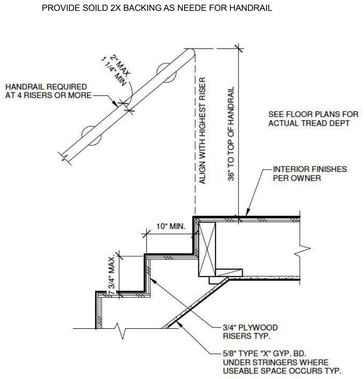
SCALE 3" = 1'- 0"

8 DOOR HEAD @ THICK WALL, JAMB SIM.

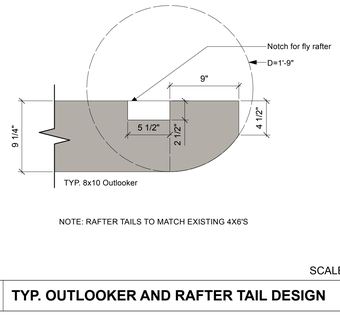


SCALE 3" = 1'- 0"

4 PLASTER @ WINDOW HEAD



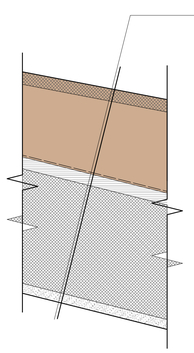
19 TYP. STAIR LANDING @ TOP



NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

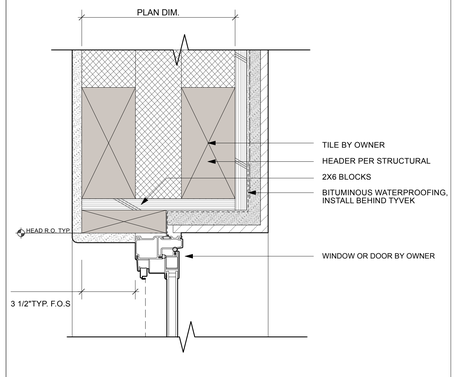
SCALE 1 1/2" = 1'- 0"

15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



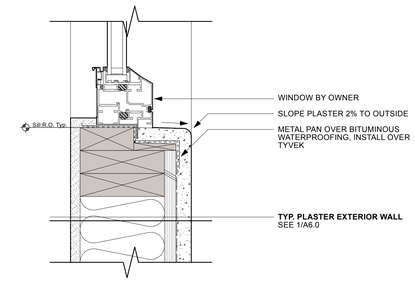
SCALE 3" = 1'- 0"

11 TYP. ROOF DETAIL



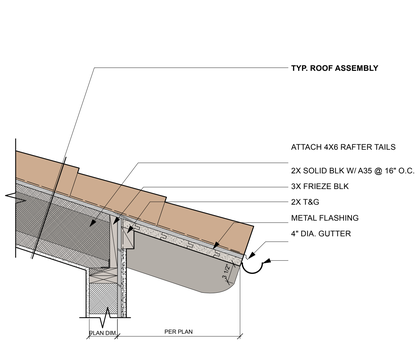
SCALE 3" = 1'- 0"

7 TILE @ WINDOW HEAD, JAMB SIM.



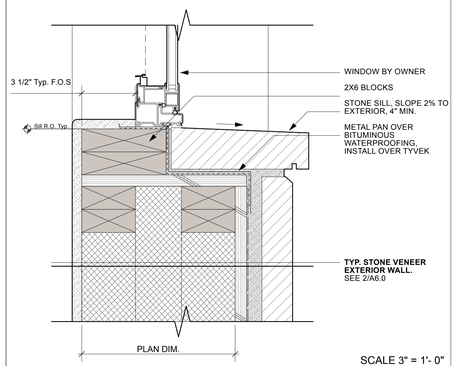
SCALE 3" = 1'- 0"

3 PLASTER @ WINDOW SILL



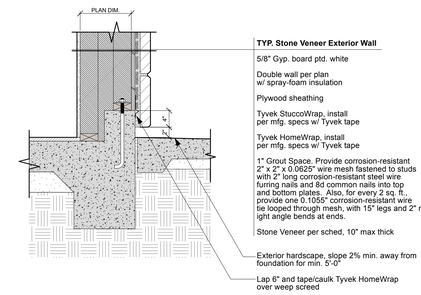
SCALE 1" = 1'- 0"

10 TYP. PLASTER @ EAVE



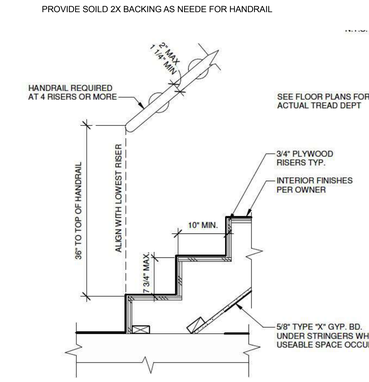
SCALE 3" = 1'- 0"

6 STONE @ WINDOW SILL



SCALE 1" = 1'- 0"

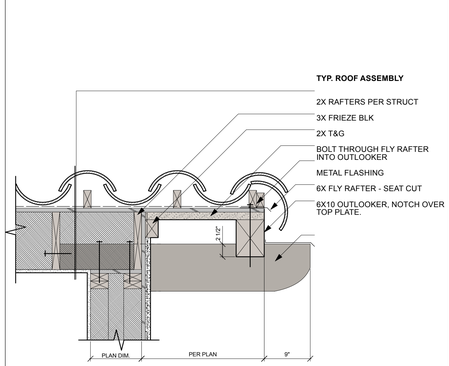
2 TYP. STONE VENEER @ HARDSCAPE



17 TYP. STAIR LANDING @ BOTTOM

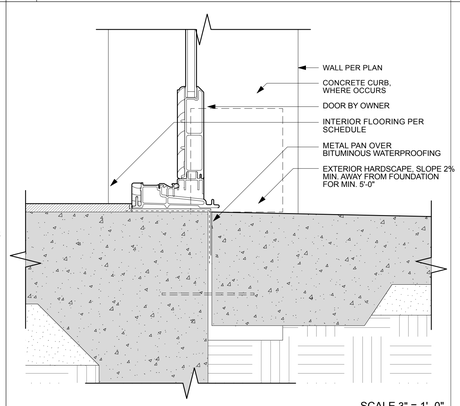


13 TYP. EXTERIOR LIGHTING FIXTURE



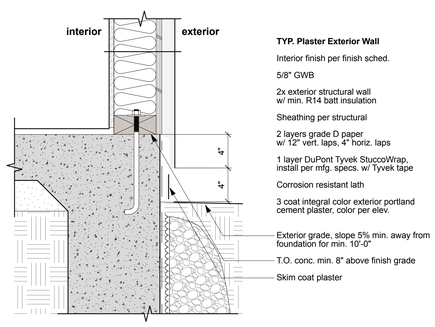
SCALE 1" = 1'- 0"

9 TYP. PLASTER @ RAKE



SCALE 3" = 1'- 0"

5 TYP. DOOR THRESHOLD @ HARDSCAPE



SCALE 1 1/2" = 1'- 0"

1 TYP. PLASTER EXTERIOR WALL @ GRADE

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. NO. C-31,207
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SET 02-25-2026

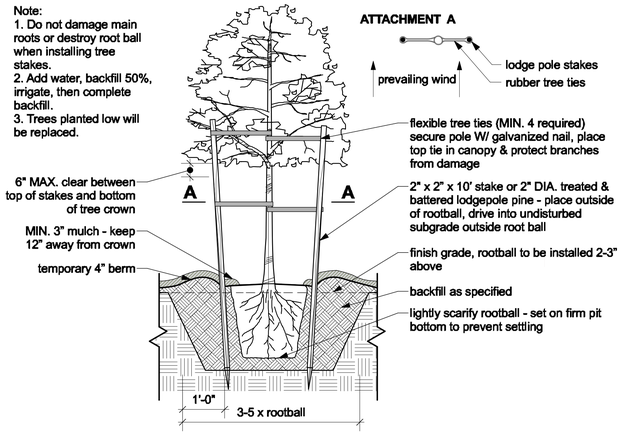
REVISION

NO	DESCRIPTION	DATE

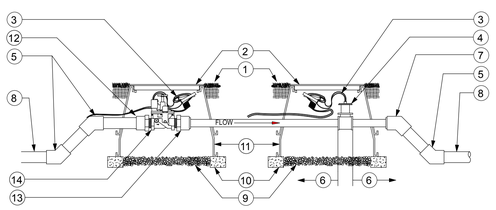
DETAILS

A6.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

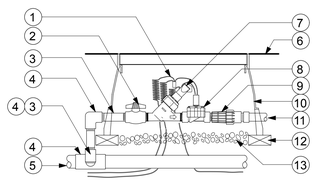


TREE PLANTING 5
feet 0 N.T.S.



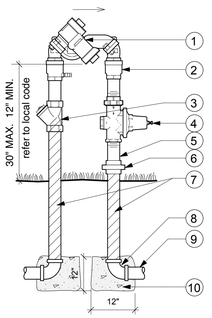
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

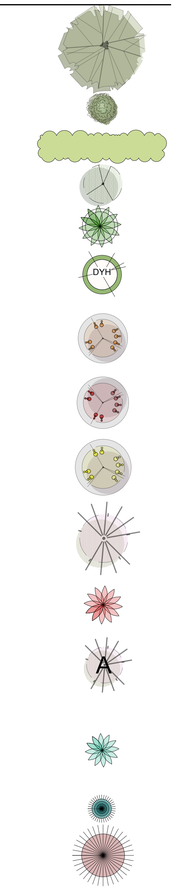
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:** TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **RIBBON DRIVEWAY:**
6. **STUCCO SITE WALL:** 42" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO REMAIN:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **36" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. FOR THE FIRST 20' IN FROM DORRANCE FOR VISION CLEARANCE.

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	24	24"-48" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	51	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	24	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	9	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	16	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	46	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	7	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	9	5 GAL	MED-LOW	
ANIGOZANTHOS 'YELLOW GEM'	YELLOW GEM KANGAROO PAWS	9	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
ARMERIA MARITIMA	SEA PINK, THRIFT SEAPINK	45	1 GAL	MED	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	10	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	220	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	10	5 GAL	LOW	
GROUNDCOVER					
THYMUS PRAECOX	CREEPING THYME	9	FLATS	LOW/MED	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND



MATERIAL LEGEND

- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER:** ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	



LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0" NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
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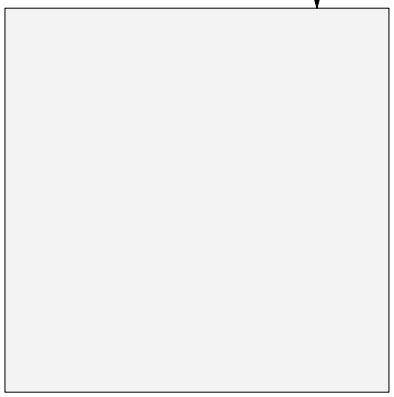
PLANNING COMMISSION SET 03-23-2026

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0



EXT. STUCCO

MANUFACTURER:

LA HABRA

COLOR:

NAVAJO WHITE P-525
BASE 100



TILE ROOF

MANUFACTURER:

BORAL

COLOR:

2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND



DARKSKY LIGHT FIXTURE

MANUFACTURER:

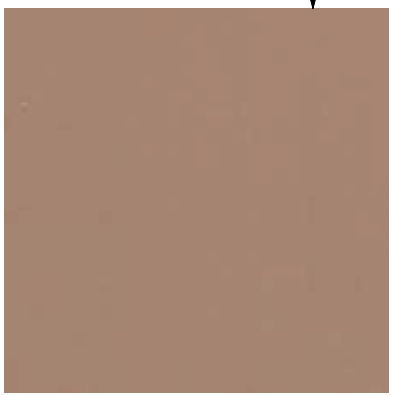
MAXIM

MODEL:

WHISPER DARK SKY

LED:

1-8 WATT INTEGRATED



EXT. WOOD STAIN

MANUFACTURER:

CABOT

COLOR:

CHESTNUT BROWN



PATH LIGHT

MANUFACTURER:

HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED
PATH LIGHT



SANTA BARBAR SANDSTONE

MANUFACTURER:

NATURAL STONE

5 POINT DESIGN



WINDOWS & DOORS

MANUFACTURER:

METAL WINDOW CORP

COLOR:

DARK BRONZE

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE. 1027
ROCKLIN CA, 95677
805.852.1677

PROJECT: **333 LINDEN DUPLEX**

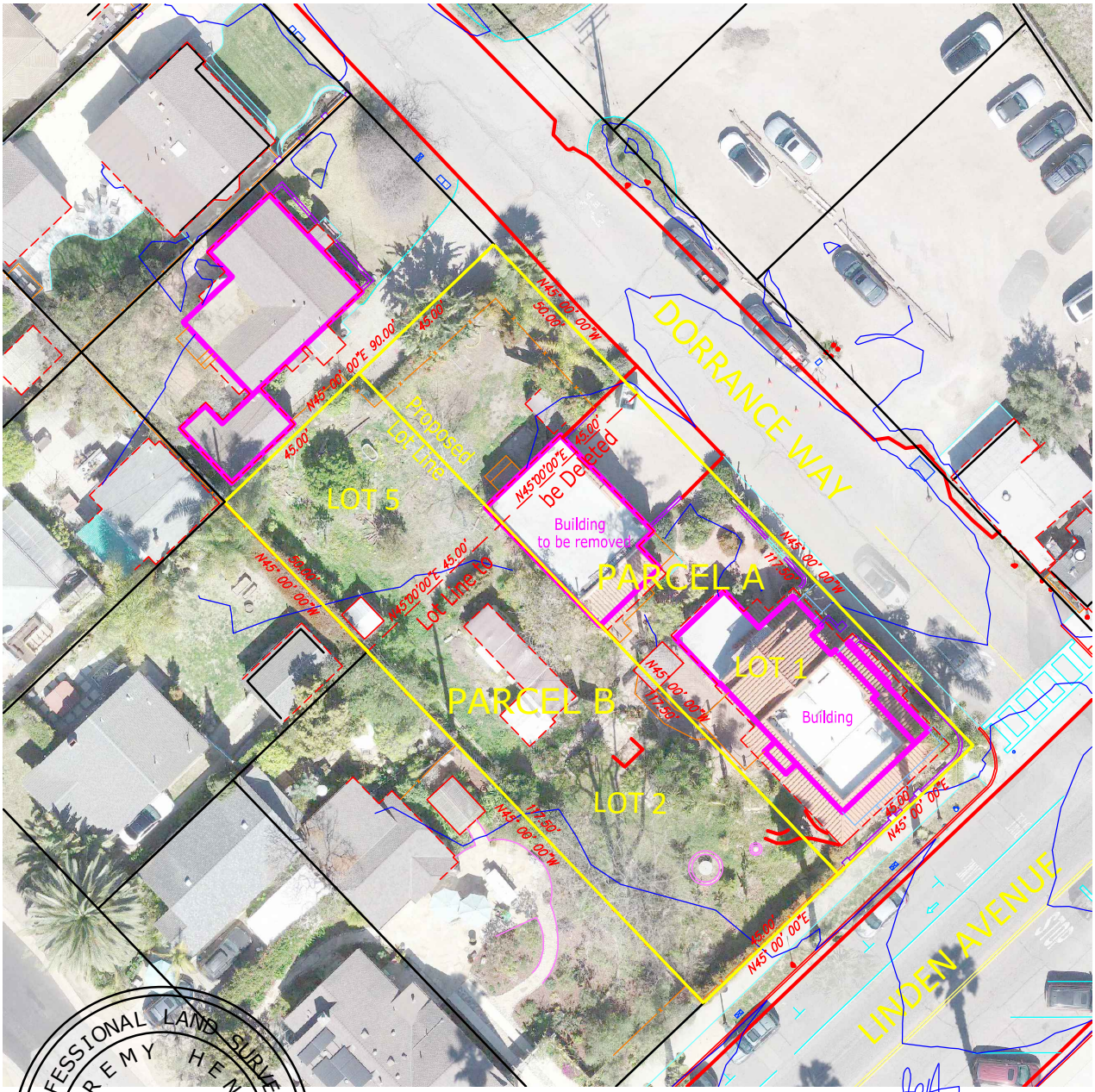
LOCATION: 333 LINDEN, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

11-05-2025

SITE PLAN



PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025

Jeremy Henry PLS 8135 Date

0' 40' 80' 120'

FEET

SCALE: 1" = 40'

HENRY LAND SURVEYING
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, Ca. 93023
jeremyhenry1118@gmail.com
(805) 216-6124

LOT LINE ADJUSTMENT No._____

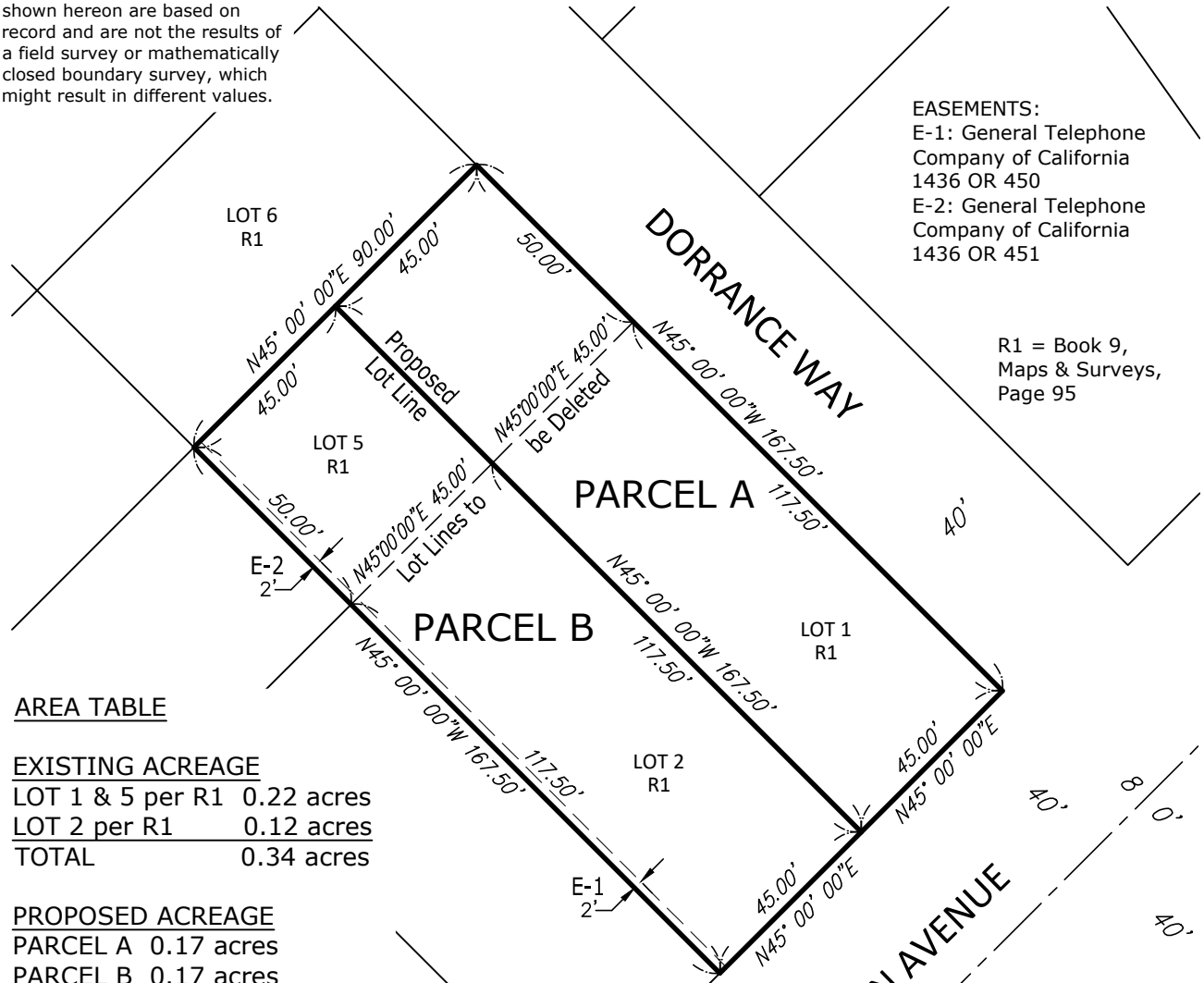
City of Carpinteria

County of Santa Barbara, State of California

DATE: 8-26-2025	JOB No.: 22-57	DRAWN BY: JEREMY HENRY	SHEET: 1 OF 1

EXHIBIT "B"

The courses and distances shown hereon are based on record and are not the results of a field survey or mathematically closed boundary survey, which might result in different values.



EASEMENTS:
E-1: General Telephone Company of California 1436 OR 450
E-2: General Telephone Company of California 1436 OR 451

R1 = Book 9, Maps & Surveys, Page 95

AREA TABLE

EXISTING ACREAGE	
LOT 1 & 5 per R1	0.22 acres
LOT 2 per R1	0.12 acres
TOTAL	0.34 acres

PROPOSED ACREAGE	
PARCEL A	0.17 acres
PARCEL B	0.17 acres
TOTAL	0.34 acres

PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025
Jeremy Henry PLS 8135 Date

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LOT LINE ADJUSTMENT No._____
City of Carpinteria
County of Santa Barbara, State of California

DATE: 8-26-2025	JOB No.: 22-57	DRAWN BY: JEREMY HENRY	SHEET: 1 OF 1

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

PLANNING COMMISSION HEARING
PROJECT 23-2232-DP/LLA/CDP/ARB
333 & 355 LINDEN AVENUE
(APNs 003-440-027 & -028)
JUNE 1, 2026

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
COELER NEW RESIDENCE & LOT LINE ADJUSTMENT

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

PROJECT DESCRIPTION

1. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated June 1, 2026), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,520 square-foot two-story single-family dwelling with a detached 840 square-foot three-car garage. The maximum roof ridge height of the residence would be 24.08 feet above finished grade, and the height of the detached garage would be 14.5 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway from Dorrance Way. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place on site. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Dorrance Way via the new driveway.

   The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The

property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,7537.5 square-foot parcels. A 15-foot-wide non-exclusive easement for the benefit of Parcel B is proposed across the rear of Parcel A for ingress and egress from Dorrance Way.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

5. The existing 912 square-foot detached garage on 355 Linden Avenue (APN 003-440-027) and any other accessory structures (tool sheds, gazebos, etc.) that encroach onto the property at 333 Linden Avenue (APN 003-440-028) shall be removed prior to the issuance of any Grading or Building Permits for the new residence at 333 Linden Avenue. **Plan Requirement and Timing:** The applicant shall apply for and obtain a Demolition Permit, demolish the structure(s), and obtain a final inspection to verify the demolition of the

garage and any other encroaching accessory structures prior to the issuance of any Grading or Building Permits for new development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and conduct site inspections to verify removal.

6. In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

    a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.

    b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.

    c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.

    d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

    e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

    f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

    g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j. Only trees designated for removal on the approved tree protection plan shall be removed.

k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by CDD. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of CDD prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by CDD after its inspection and approval of such installation.

Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance

security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires CDD staff signature.

7. Construction parking, staging, and materials storage shall be located onsite and in a manner that does not obstruct public parking for coastal access. **Plan Requirements and Timing:** A plan that depicts the location of onsite construction parking, staging areas, and materials storage shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect for compliance prior to and as needed during all grading and construction activities.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit

for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

11. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

12. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

13. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

14. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

15. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

16. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

17. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

18. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

19. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and

geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

20. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind~~s~~ speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
    d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

21. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall

be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

22. The following Diesel Exhaust Control Measures should be implemented during construction activities:
    a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
    b. The engine size of construction equipment shall be the minimum practical size.
    c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
    d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
    e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
    f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
    g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
    h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
    i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

    Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

23. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

24. Approval of the Development Plan and Coastal Development Permit shall expire two (2) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

25. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

26. No permits for development shall be issued except in conformance with the approved Development Plan, Lot Line Adjustment, and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan and Lot Line Adjustment marked Attachment A, Exhibit 2, dated June 1, 2026. Substantial conformity shall be determined by the Community Development Department Director.

27. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

28. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

29. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

LOT LINE ADJUSTMENT CONDITIONS

30. The Lot Line Adjustment and Grant of Easement (or Covenant of Easement) shall be recorded prior to the issuance of any Grading or Building Permits for new construction.

31. The following language shall be included on the deeds arising from the lot line adjustment:

    "This deed arises from the lot line adjustment 23-2232-DP/LLA/CDP/ARB and defines a single parcel within the meaning of California Civil Code Section 1093."

    Any document used to record the lot line adjustment shall include a statement that the document arises from a lot line adjustment that is intended to identify two legal parcels.

32. Before recordation of the Lot Line Adjustment, Developer shall provide the City Engineer and CDD with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

33. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are not valid until the Lot Line Adjustment is recorded and a Building Permit for the development has been obtained. The Lot Line Adjustment shall be recorded prior to Grading or Building Permit issuance. Failure to record the Lot Line Adjustment and obtain said Building Permit shall render this Development Plan, Lot Line Adjustment, and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Development Plan, Lot Line Adjustment, and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Lot Line Adjustment and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

34. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

35. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

36. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

37. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

38. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

39. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

40. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
    a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
    b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
    c. Landscaping shall be drought resistant, low water species.
    d. Where feasible, locally adapted native plants shall be required.
    e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
    f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

41. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

42. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

43. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

44. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

45. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

46. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

47. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

48. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, Lot Line adjustment, and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may

be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

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

50. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan, Lot Line Adjustment and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

51. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

52. Compliance with the attached Departmental and District letters is required as follows:
    a) City of Carpinteria Public Works Department, dated July 26, 2023,
    b) City of Carpinteria Public Works Department- Sustainability Division, dated April 15, 2024,
    c) Carpinteria Sanitary District, dated December 19, 2024,
    d) Carpinteria-Summerland Fire Protection District, dated December 19 2024,
    e) Carpinteria Valley Water District- Intent to Serve Letter, dated January 16, 2025, and
    f) Carpinteria Valley Water District- Condition Letter, dated January 16, 2025.

Approved by the Planning Commission on June 1, 2026.

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

_____

Applicant/Property Owner Date

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

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

From: Jesus Montiel, Engineering Technician /s/

Date: July 26, 2023

Subject: 333 Linden Avenue, Project No. 23-2232-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated July 19, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Two Thousand Nine Hundred Twenty-Five Dollars ($2,925) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.

2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

7. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Erin Maker, Environmental Program Manager
Public Works, Sustainability Division

From: Josefina Arechiga, Assistant Engineer /s/

Date: April 15, 2024

Subject: 333 Linden Avenue, Carpinteria, CA. 93013

CONDITIONS OF APPROVAL

This project is subject to the Central Coast Post-Construction Runoff Controls. Please refer to the County of Santa Barbara Stormwater Technical Guide for Low Impact Development. The guide is available through the link provided below, along with stormwater control plan templates.

Watershed Management - Construction & Development - City of Carpinteria (carpinteriaca.gov)

Requirements include integrating low-impact development standards with the site plan and landscaping. This should include identifying areas where runoff can be dispersed.

To determine the design criteria required for porous pavement to reduce runoff, refer to Figures 4-6 in the Stormwater Technical Guide for Low Impact Development and the Interlocking Concrete Pavement Institute (ICPI). Please provide a standard detail.

All projects constructed with post-construction runoff controls, including permeable pavement, must submit an Operations and Maintenance Plan and a Maintenance Agreement. Further guidance can be found on the Watershed Management Program page linked above.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

December 19, 2024

Brian Banks
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: Project No. 23-2232-DP/CDP
333 Linden Avenue Single Family Residence
333 Linden Avenue (APN: 003-440-028)
Applicant: Peter & Barbara Coeler

Dear Mr. Banks:

Thank you for the opportunity to provide comments on the subject project. The project applicant proposes to construct a new single-family residence. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the parcel. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Currently, the DIF is $6,746 per EDU; subsequent increases in DIF's are subject to District Board approvals. For the proposed project, a DIF of **$6,746.00** shall be paid to the District prior to issuance of required permits.
5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of

Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is **$800.70** per dwelling unit.

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

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

333 ? No address on record. Linden Ave Carpinteria CA 93013, Planning, New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage

Location	34.395325, -119.523222
Status	Planning Complete
Submittal Date:	July 20, 2023
Project Address/Location:	333 ? No address on record. Linden Ave Carpinteria CA 93013
APN:	003-440-028
Project Description:	New 2307 Sq Ft Duplex and (2) 352 sq ft attached garages Rev 12-20-24 to 3,168sq ft SFD with 426 sq ft attached garage
Applicant:	Dylan Chappell
Applicant Address:	PO Box 8291 Mammoth Lakes CA 93546
Applicant Phone Number:	805-852-1677
Applicant Email:	dylan@dylanchappell.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	October 2, 2023
Permit Number:	23-2232-DP/CDP/ARB
Planner:	Syndi Souter
Plan Checker:	Todd
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

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

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments: No address assigned to parcel.

Water Requirements:

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

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

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

Additional Requirements:

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

Fees:

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

A. 2024 Estate Single Family Residential Development. A fee of $2761.00 per Dwelling Unit plus an additional $0.682 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

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

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

Inspector's Signature



Signed 12/19/2024, 3:34:01 PM PST

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

Carpinteria Valley Water District

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

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 333 Linden Ave (the "Project")**

Dear Applicant,

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

The Project proposes to construct a new two-story single-family residence of 3,168 SF with an attached two-car garage of 426 SF. No change of use or additional water meters are proposed.

Permit #: 23-2232-DP/CDP/ARB

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

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

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

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

Carpinteria Valley Water District

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

January 16, 2025

Dylan Chappell
4353 Barton Rd
Loomis, CA 95650

SUBJECT: **333 LINDEN AVE; APN 003-440-028; ACCOUNT NUMBER 03-030512-03; PROJECT NUMBER 23-2232-DP/CDP/ARB; NEW SINGLE-FAMILY RESIDENCE; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

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

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

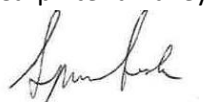
The subject property is currently served by a 0.75" residential water meter (Account #03-030512-03). Based on the plans dated December 6th, 2024, the District has the following conditions:

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

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

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

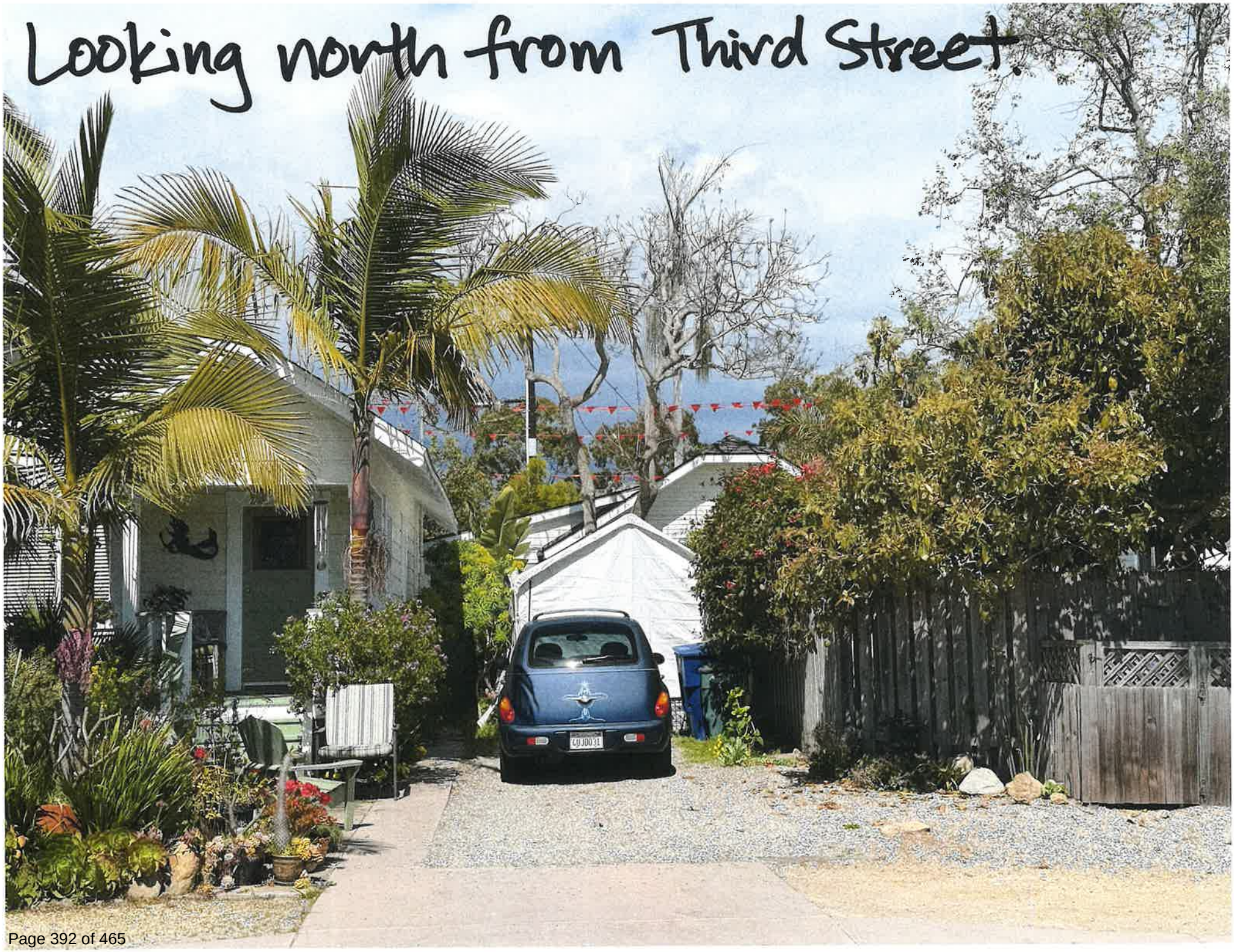
Attachment B
Story Pole Photographs

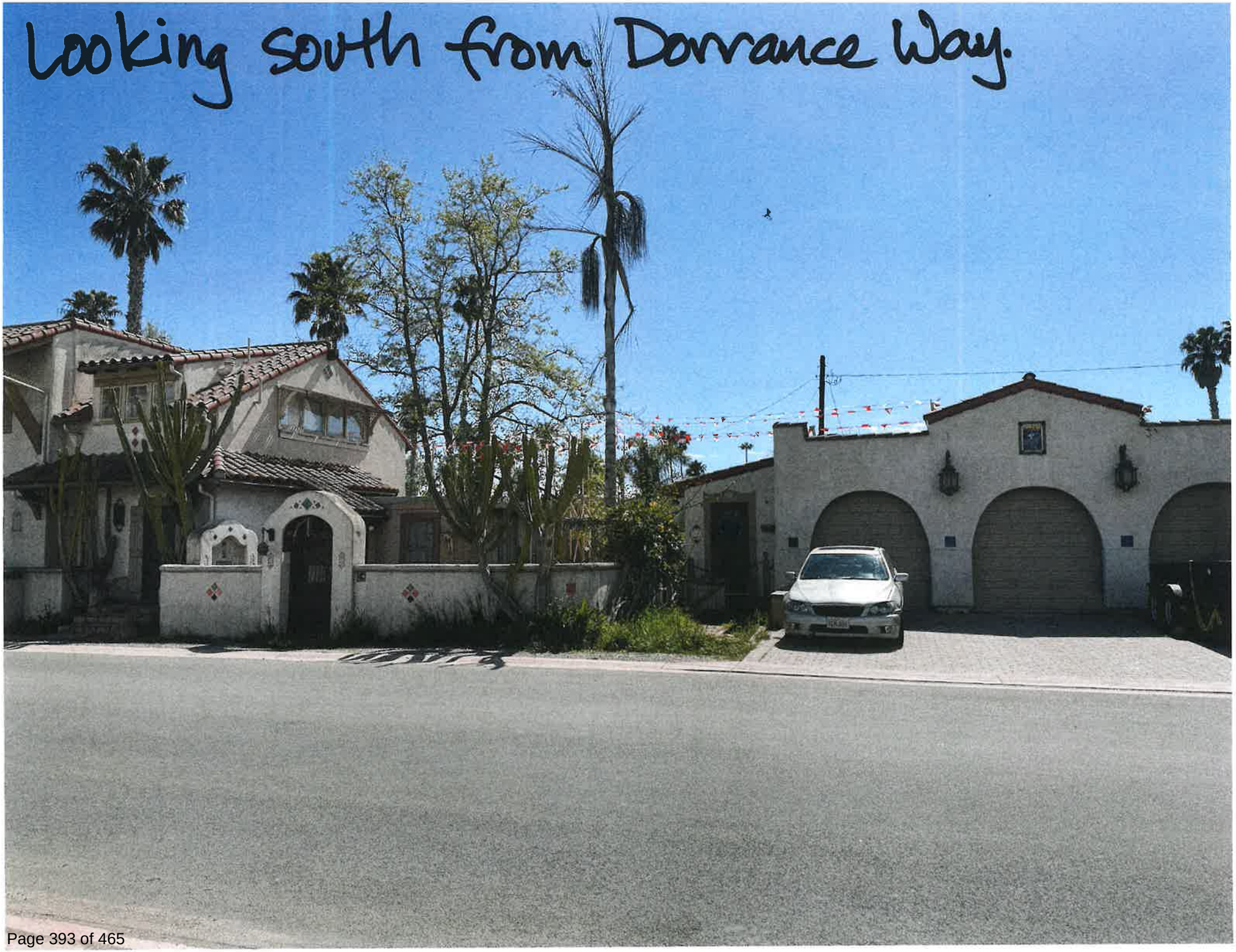
Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026


Looking NW
from Linden Ave.


Looking SW
from Linden Ave.


Looking north from Third Street.


Looking south from Dorrance Way.

Attachment C
Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 1, 2025

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

Boardmembers absent: None

Boardmembers recused: Lisa Woolf

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Coeler New Residence, Project 23-2232-DP/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/CDP/ARB for preliminary review of a proposal to construct a new 3,251 square foot two-story single-family residence with an attached 426 square foot two-car garage, for a total size of 3,677 square feet and a maximum height of 24.42 feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: Blackmore had a meeting with the applicant about the palm.

Staff Presentation:
Syndi Souter provided a presentation and described the proposal to construct a new 3,677 sq ft 2-story single-family residence including 3,251 sq ft of living space, a 426 sq ft two-car garage with 24.5 feet maximum height and slab on grade foundation. The project will include new landscaping and hardscape with driveway off Linden Avenue and include a Protection Plan for an existing Sycamore tree. She showed an aerial of the site and described the project setting and context at 333 Linden, which is a currently vacant project site of 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field.

Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the east, north, south, and west perspectives, framing, roof plans, colors and materials, landscape and hardscape plans. She discussed and showed photos of the story pole locations and views from Lindon Avenue, Third Street, and Dorrance Way.

Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style.
- The architectural details and color scheme.
- The street façade, including the dominance of the garage doors.
- Plate heights and overall resultant building height.
- Proposed landscaping and hardscape.
- Proposed exterior lighting fixtures and night-sky friendly compliance.
- Compatibility with the neighborhood and the "small beach town" character.
- Planning for future sea level rise impacts.

She answered questions from the ARB regarding changes to the project and how the applicant addressed issues raised during the December 15, 2022 meeting.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed their approach to addressing the prior ARB comments on the project and answered ARB member questions. He reviewed the site plans focusing on foundation, plate heights, architectural style, and the new design with the courtyard based around the preservation of the existing sycamore tree.

Public Comments:
Marilyn Jenkins: There are 5-foot-tall piles of soil stockpiled on the lot that might be used to raise the height of the foundation. She discussed the historical photos she sent of the vicinity. She discussed the Stein house, the former hotel near the site, and the design of her house. She discussed the design of her house and her concerns that she would lose her views. She asked that the height be reduced and expressed her perspective regarding who may be living in the house. She wants the lot to be preserved to the maximum extent possible with a small single-story residence. She noted that the prior hotel use of the Stein house should be considered. She would like the project to be scaled back.

Boardmember Discussion:

O'Connor: The hedges along Linden Avenue should be cut down so story poles can be seen. The mass and scale have been compared to the Stein house and other houses. The Stein house has not been restored to the original style, but has unique style. He feels the proposed style is similar in concept, but the massing is too "muscular" and should be brought to a similar scale to the Stein house.

Little: He agrees with Boardmember O'Connor and would like to see a smaller house with a reduced scale. Bringing the 10-foot plate heights down would help. Look at changing the layout of the ground floor to provide more direct access to the backyard. The Spanish Mediterranean style is great but the size should be reduced from 5-bedrooms to achieve an appropriate scale.

Johnson: In regards to the north and south elevations: The 10-foot plate heights on 2nd floor are not appropriate for small lots in the neighborhood. He expressed the top floor should not appear as a "train car" and needs more articulation. He suggested they could add gables and pop outs to improve the appearance and design of the long walls. In addition, on the south elevation, he would like the window plates to be reduced to get an asymmetrical ridge. He likes the arched window over the stairway and suggests revising the interior so access could be provided from the master bedroom and become an outdoor deck with south views. Perhaps, the wall could be brought up to reduce the overview effects

on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

ACTION: Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The proposed setback is consistent with other residences in this location.

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2232-DP/LLA/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB for continued preliminary review from the 5/1/2025 ARB meeting, of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:

Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at 1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also

increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The applicant explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments to the Planning Commission.

VOTE: 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase

Attachment D
Architectural Plans from the February 2, 2026 Planning Commission Meeting (Superseded)

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

333 LINDEN AVE

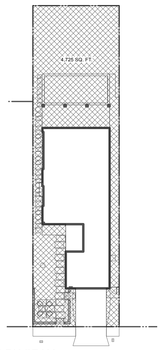
BIRDSEYE VIEW



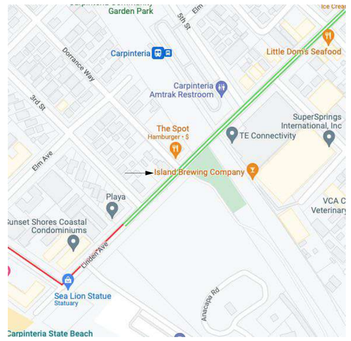
FEMA FIRM



OPEN SPACE DIAGRAM



VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-028
LOT AREA	7,537.5 SQ. FT. 30%
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	23'-10" 7"
SETBACKS	FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'
PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)		PROPOSED (SF)	
	NET	GROSS	NET	GROSS
1ST FLOOR [LC]				1,945
2ND FLOOR				1,414
HOUSE TOTAL				3,359
GARAGE [LC]				432
1ST FLOOR COVERED PORCH				356
2ND FLOOR BALCONIES				468
LOGGIA [LC]				75

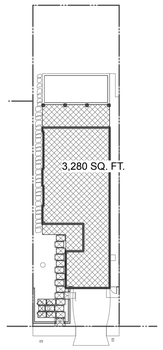
LOT COVERAGE DATA	PROPOSED (SF)		
SITE	7,537.5	100%	30%
BUILDING FOOTPRINT (LOT COVERAGE)	2,511	33%	13%
MAX LOT COVERAGE ALLOWED	3,769	50%	1,258
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	9%
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	4,725	63%	16%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

STREET VIEW



IMPERVIOUS DIAGRAM



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	**PETER AND BARBARA COOLER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,359 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 432 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS
TPPO.O	TREE PROTECTION PLAN

CIVIL

C0.0	SURVEY
C1.0	COVER SHEET
C2.0	FINE GRADING PLAN
C3.0	EROSION CONTROL PLAN
C4.0	EROSION CONTROL DETAILS

ARCHITECTURAL

A1.0	SITE PLAN
A2.0	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.1	ROOF PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS

LANDSCAPE

L1.0	LANDSCAPE PLAN

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ☑ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

410

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement



Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

☑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

☑ No erodible areas drain on to permeable pavement.

☑ Subgrade compaction is minimal.

☑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

☑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

☑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

☑ Rigid edge is provided to retain granular pavements and unit pavers.

☑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

☑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

610

SUPERSEDED

FIRE DEPARTMENT NOTES

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

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

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

LAND DEVELOPMENT NOTES

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

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

SITE MANAGER TO CONTACT:
NAME:
PHONE:

FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31,307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND D'YING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4' OF MULCH, IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

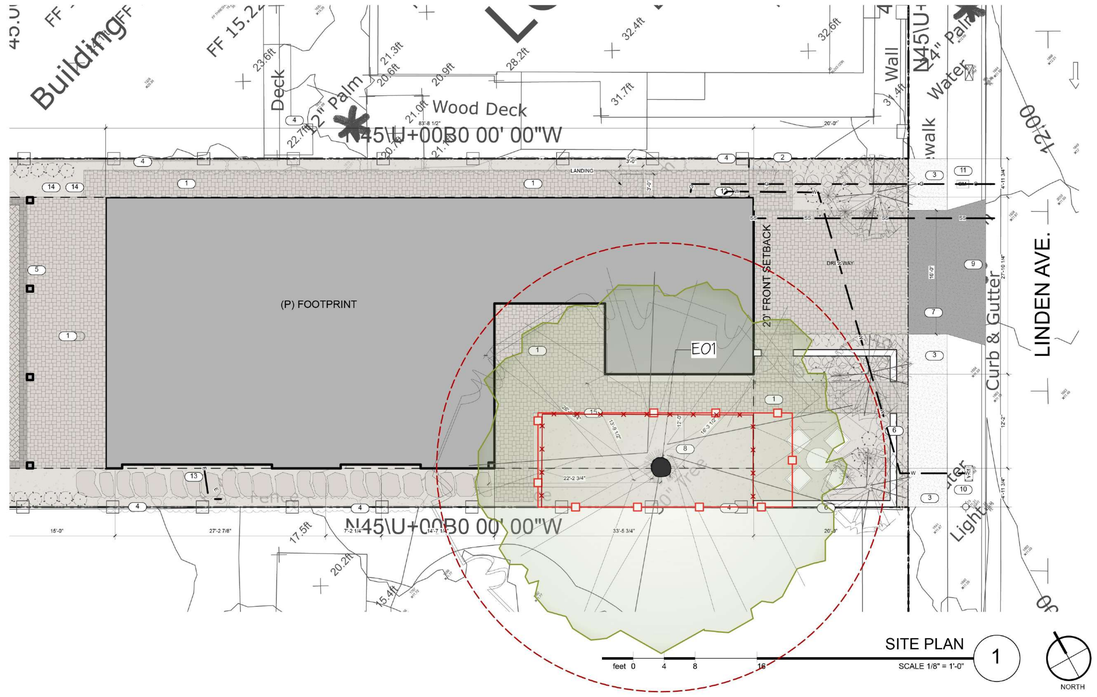
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
   A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
   B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
   C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	48'0"	78'0"	29.9 Inches	1	Average	Retain	Average	42.8%	10/11/2024

SUPERSEDED

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/01/2024.

TN

TREE PROTECTION PLAN

SUBMITTAL SET

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall neither be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

SCALE: 1/8" = 1'-0"

0 8' 16' 24'

REVISIONS
1 07/21/2025

PROJECT: MANUCRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA, CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
PO BOX 104
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0168
BMDLA.COM

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

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

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

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

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac, or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

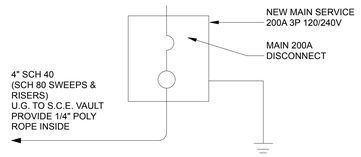
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

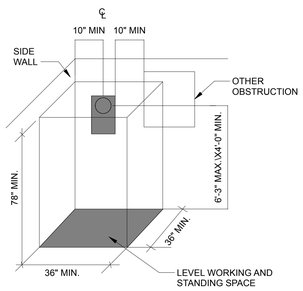
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 5
0 N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Low Water	.3	Drip	.81	.37	3102	808	11350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	(A)2502	(B)1432	39,855.00
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	39,855.00
						Maximum Allowed Water Allowance (MAWA)[e]	39,855.00

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular Landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

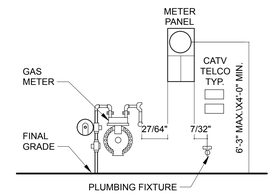
All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

EXAMPLE
Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	(A) 2000	(B) 1040	28,951.52
						Maximum Allowed Water Allowance (MAWA)[e]	28,951.52

4



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

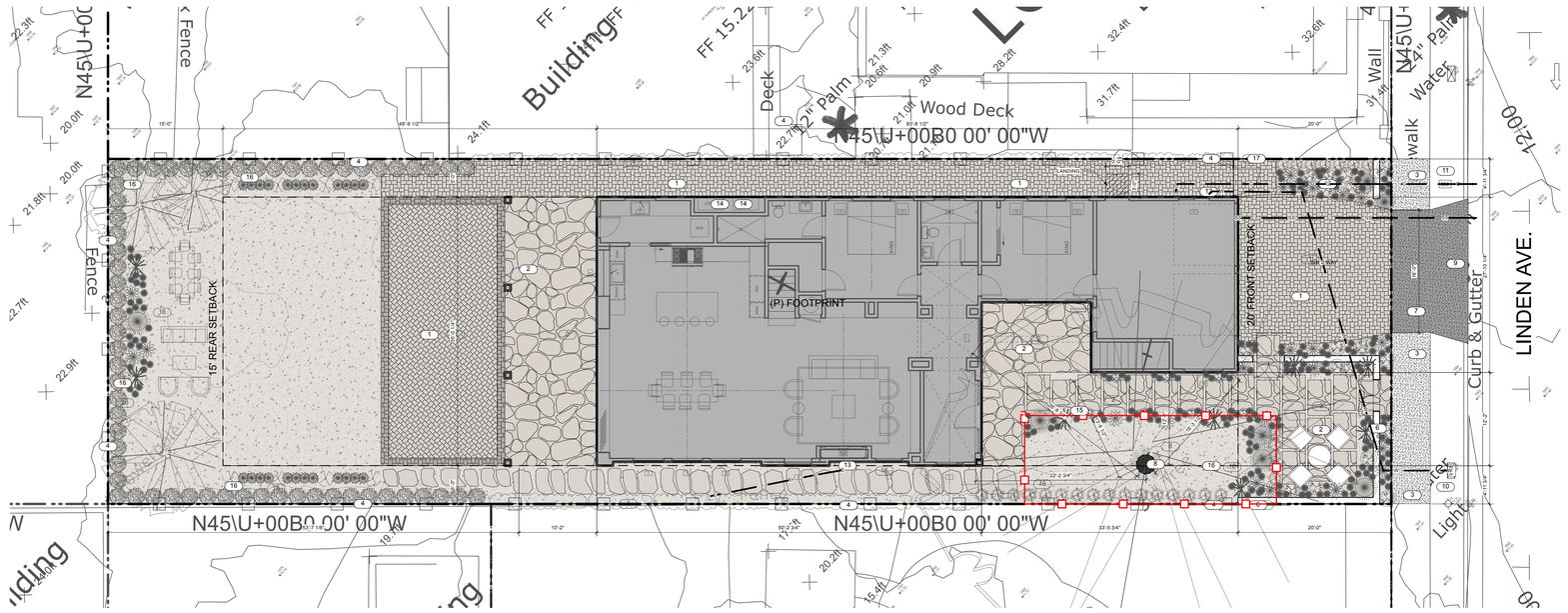
LEGEND

PROPERTY LINE
SETBACK
(N) ACCESSIBLE ROUTE
G — GAS LINE
E — ELEC. LINE
S — SEWER LINE
W — WATER LINE
BF — BACKFLOW PREVENTER

Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:****WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH



SITE PLAN 1
feet 0 4 8 16
SCALE 1/8" = 1'-0"
NORTH

SUPERSEDED

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-36307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

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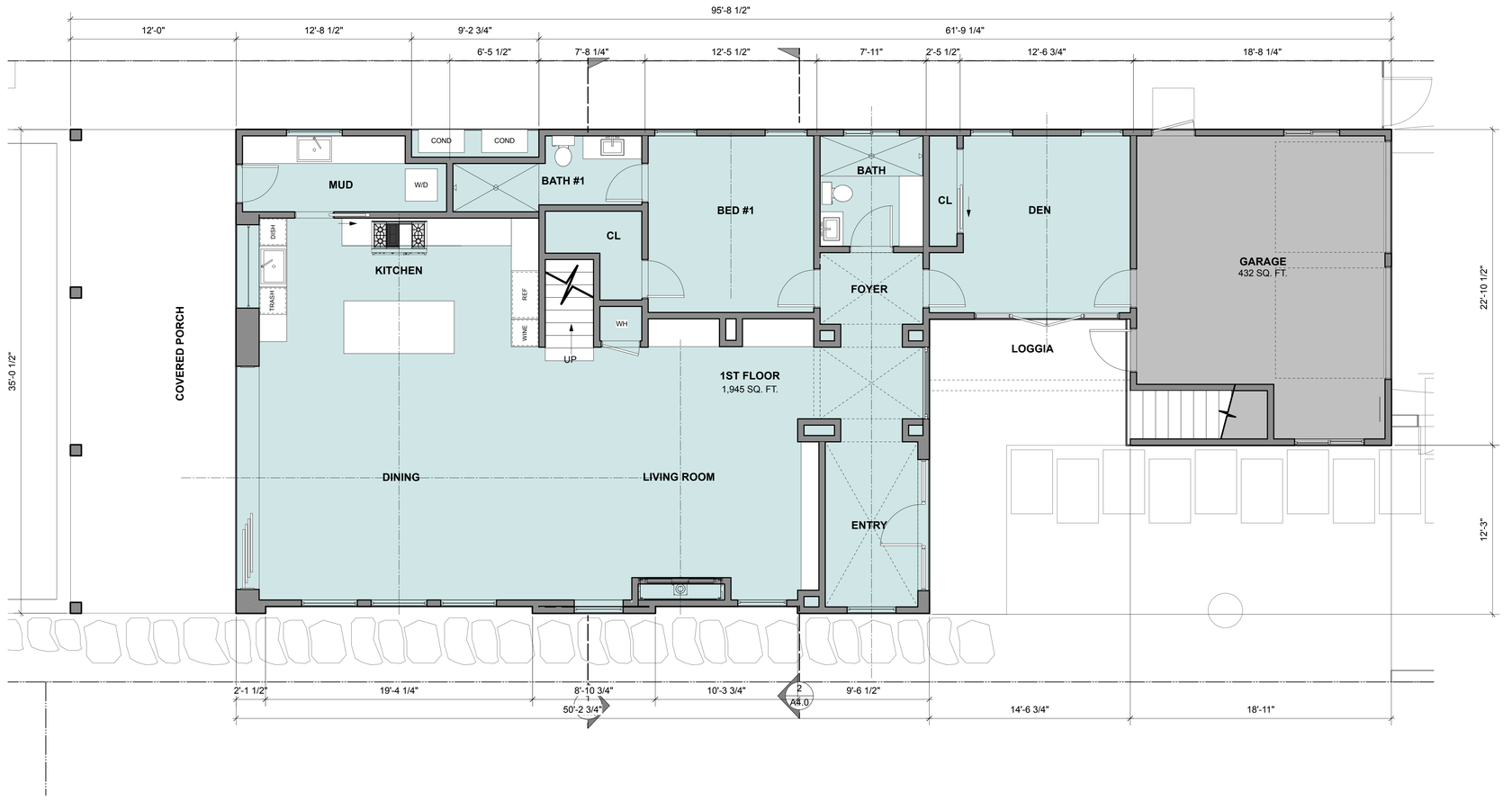
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
REN: 8/31/2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

SUPERSEDED



1ST FLOOR PLAN 1
feet 0 2 4 8
SCALE 1/4" = 1'-0"
NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0

CHAPPELL
ARCHITECTURE
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4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

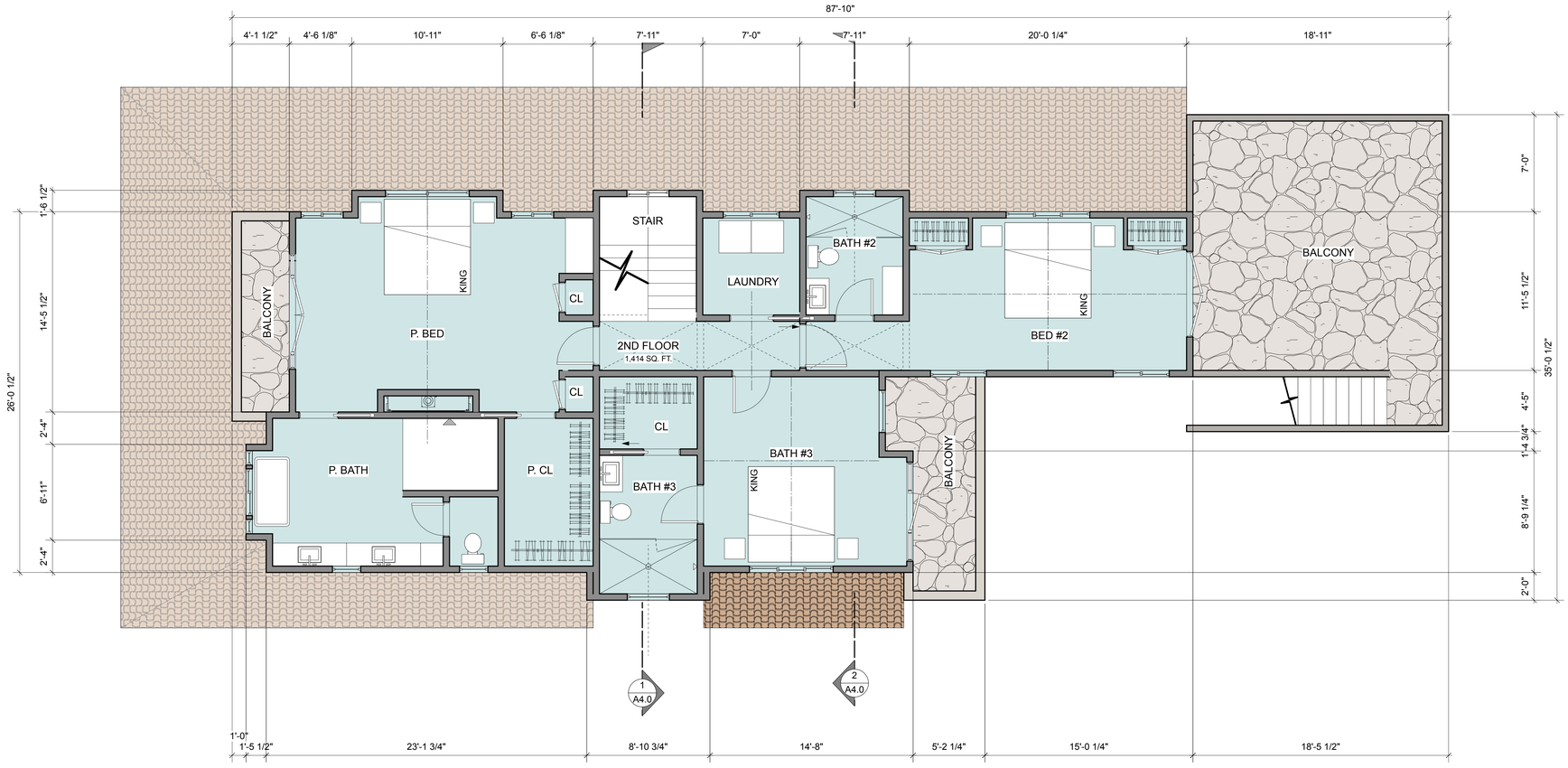
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
10-31-2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

SUPERSEDED



2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

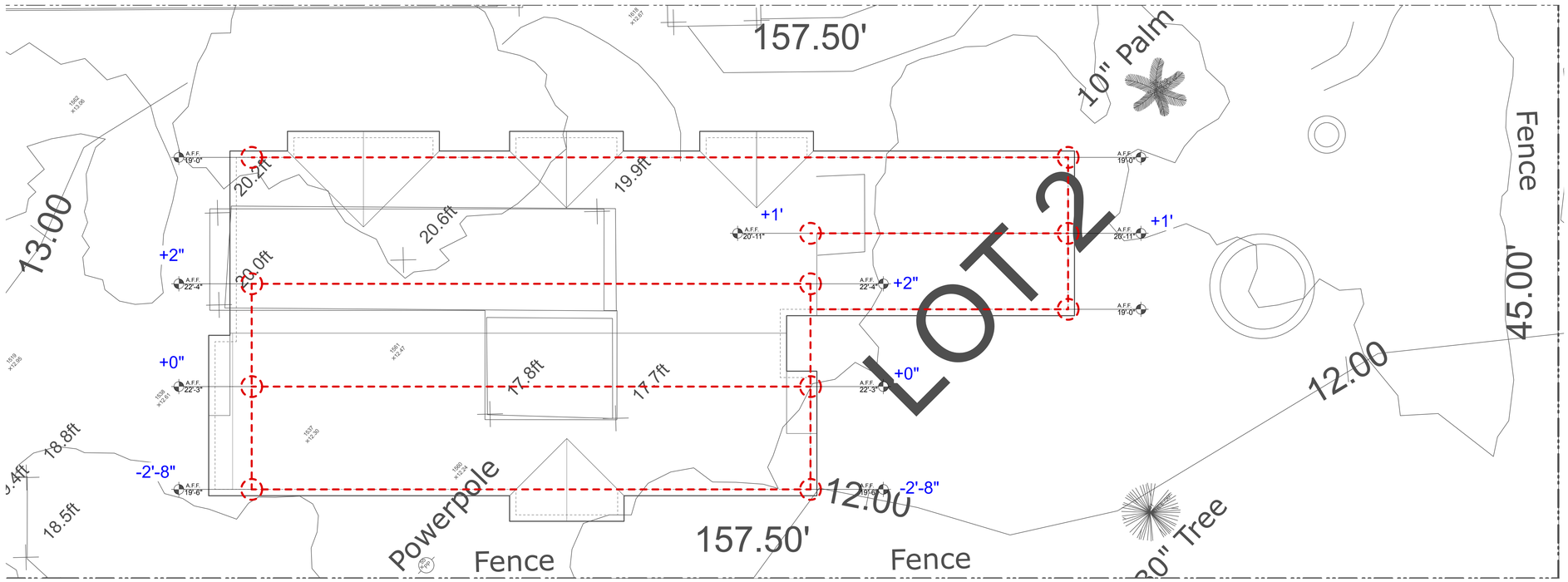
ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

2ND FLOOR PLAN

A2.1

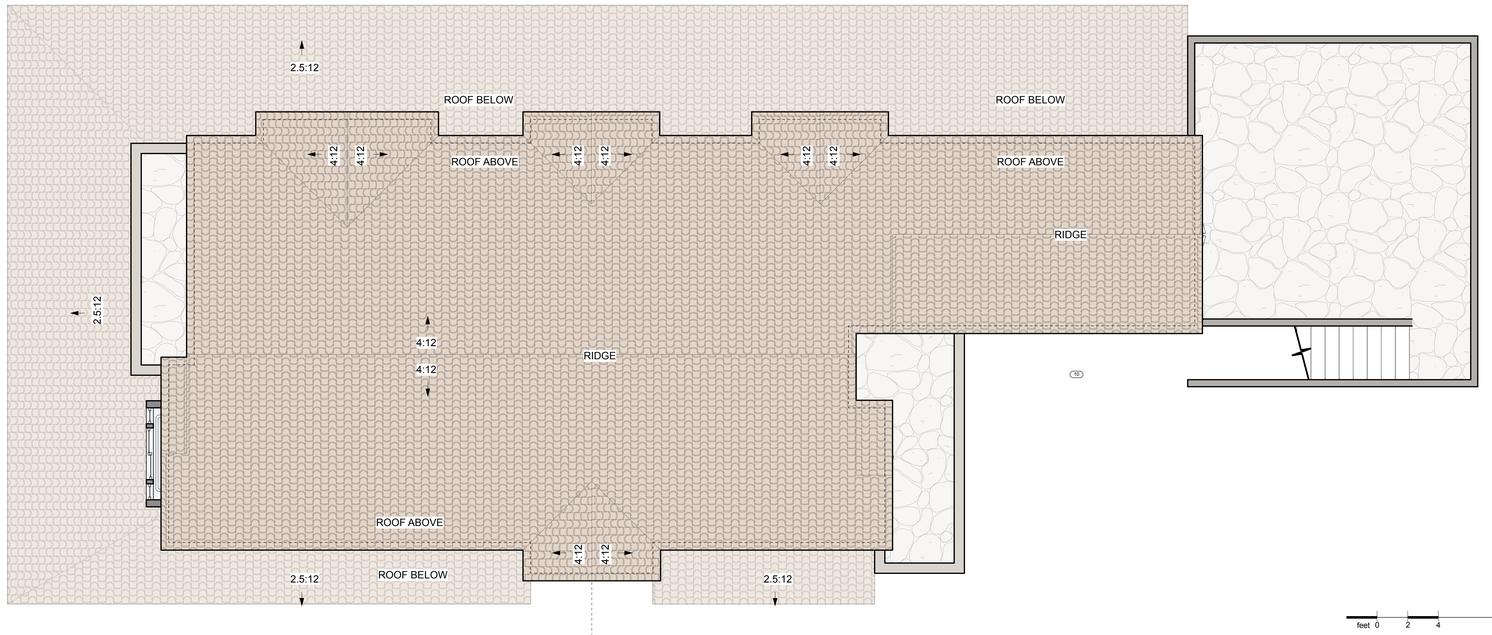


STORY POLE PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2

SUPERSEDED



ROOF PLAN

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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LICENSED ARCHITECT DYLAN CHAPPELL 12/31/2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SUPERSEDED



WEST ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2



SOUTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ **REVISION**

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER

SUPERSEDED



EAST ELEVATION (STREET)

feet 0 2 4 8 SCALE 1/4" = 1'-0" 2



NORTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0" 1

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LICENSED ARCHITECT DYLAN CHAPPELL REG. 32537 10/31/2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.1

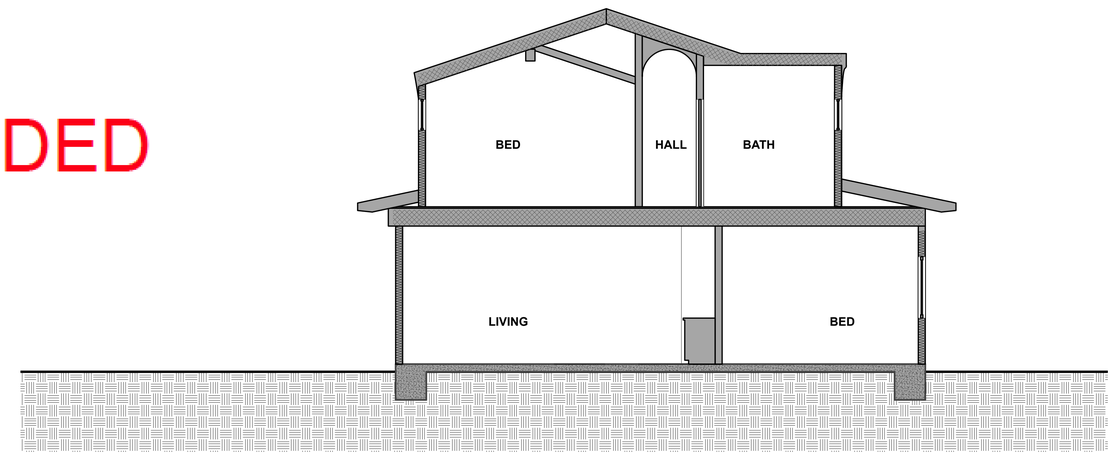
SECTION KEY NOTES

1. **ROOF SPRAY FOAM INSULATION**: R-30 HOUSE
2. **WALLS BATT INSULATION**: R-21
3. **FLOOR BATT INSULATION**: R-19 SLAB ON GRADE
4. **SLOPE**: SLOPE TO DRIVEWAY 1/8": 1' MIN.

SECTION NOTES

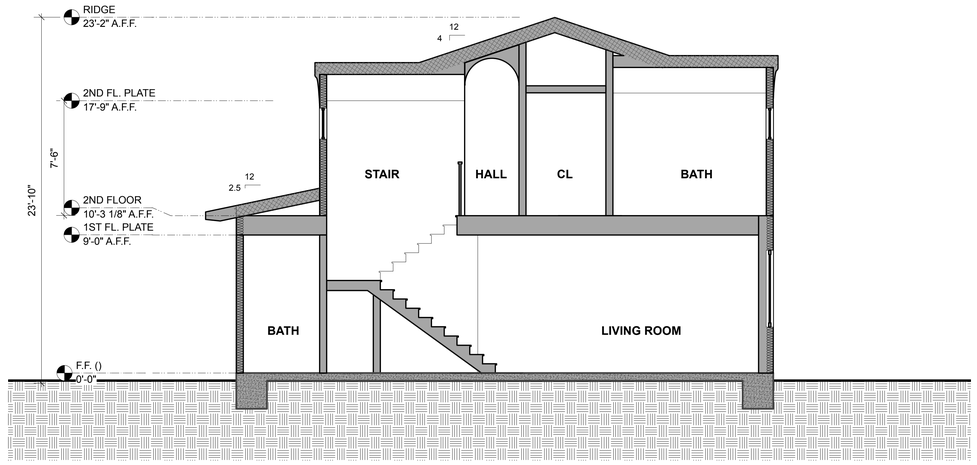
1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH

SUPERSEDED



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL REN 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

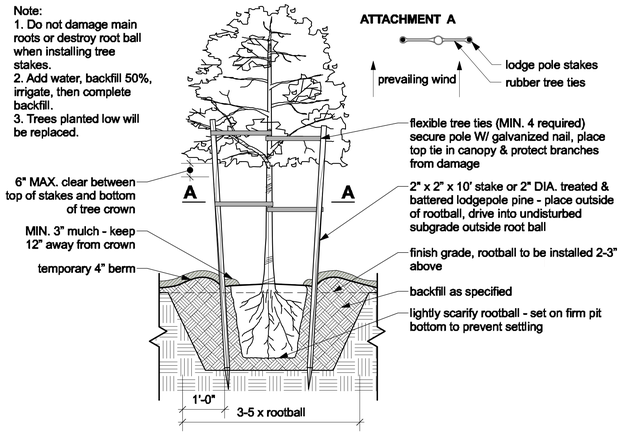
REVISION

NO	DESCRIPTION	DATE

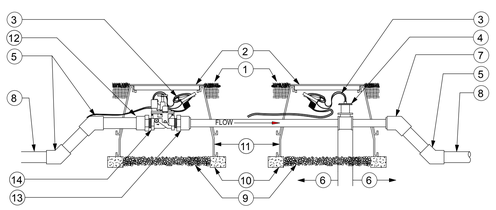
SECTIONS

A4.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

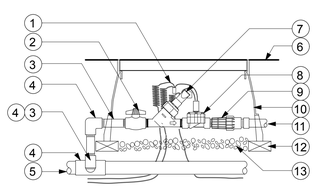


TREE PLANTING 5
feet 0 N.T.S.



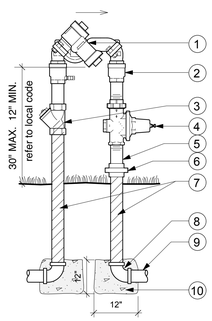
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

KEY NOTES

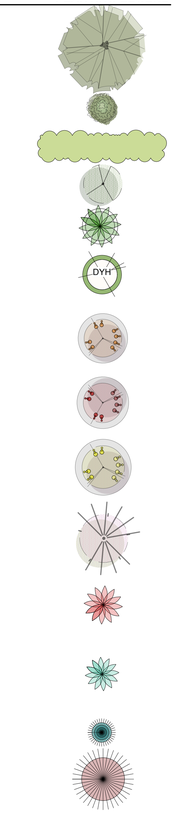
1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH

SUPERSEDED

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	4	24" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	61	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	19	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	8	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	24	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	26	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	6	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	10	5 GAL	MED-LOW	
ANIGOZANTHOS 'YELLOW GEM'	YELLOW GEM KANGAROO PAWS	7	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	160	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	7	5 GAL	LOW	
GROUNDCOVER					
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND



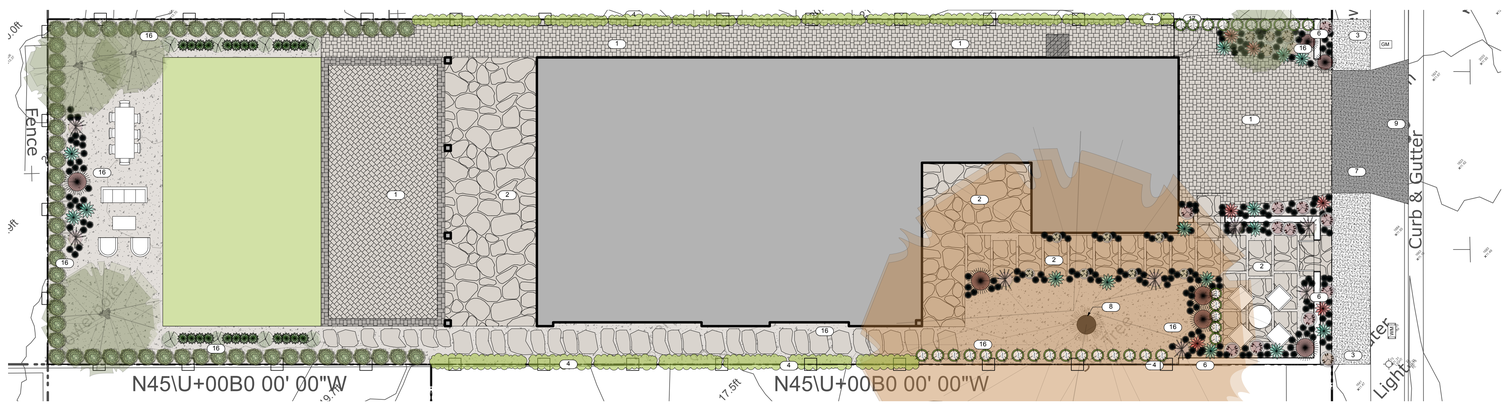
MATERIAL LEGEND



- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
—— ——	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	



LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
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LICENSED ARCHITECT DYLAN CHAPPELL 10/31/2027 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment E
Minutes from the February 2, 2026 Planning Commission Meeting

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

firewalls and sprinklers should be imposed on projects encroaching on setbacks. He suggested having a safety trigger when non-conformances are being used as a mechanism to significantly redevelop projects. Nathan Pratt said he emailed a request for verbal updates on major meetings and thanked Nick for doing it. He noted there is a ballot issue for capital funds for trees and landscape maintenance. He spoke about how there is significant value in landscaping and said two big trees in front of a house create a 5-7% increase in value. Regarding fire suppression, he expressed support for firewalls, fire-rated windows and sprinklers. Chair Allen pointed out to Mr. Pratt that updates on projects and development are given at the end of the meeting under the Director's Report.	
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held December 1, 2025** MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted unanimously to approve the minutes of the regular Planning Commission meeting of December 1, 2025, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING **2) Coeler New Residence, 333 Linden Avenue** **Planner: Syndi Souter** **Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler Address: 333 Linden Avenue** **Hearing 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 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet, 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,**	NEW PUBLIC HEARING

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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Moyer said he drove by the site a couple of times, Chair Allen said he is familiar with the property, and Commissioner La Fevers said he visited it.

Senior Planner Syndi Souter presented the staff report. She reviewed the action options and said staff was recommending approval as presented. She proceeded to answer commissioners' questions.

Commissioner VanAntwerp asked if Linden Avenue's continuous civic corridor from the foothills to the beach had been weighed when evaluating the scale and ground level design. She also commented there is a scale and pedestrian experience that needs to be considered.

Souter said most of the analysis was based on the surrounding Beach Neighborhood structures where two-stories is the dominant theme for that section of Linden. She also noted the house will be set back at 20 feet, which is more than other structures on the street.

Commissioner Benefield asked if the owner indicated it would be a short-term rental, and Chair Allen asked if conditioning for future application of short-term rentals is a discretionary action.

Community Development Director Nick Bobroff explained short-term rentals are allowed in the Beach Neighborhood provided a property owner obtains a license, and the homeowner could apply for and pursue such a license when one comes available.

In response to a question from Chair Allen whether it's under the commissioners' discretion that one residence versus another could not apply based on circumstances, City Attorney Cody Sargeant said his initial thought aligns with Mr. Bobroff's. He said because it is an allowable use in this zone and there are no standards in the city code prohibiting it, he is not sure what standards the commission would be relying on in applying that condition of approval. He added he would get back with better information.

Community Development Director Nick Bobroff elaborated that the neighborhood has a certain number of available licenses and is further divided into four subdistricts with each having a certain number of licenses

allotted. He said a couple of the districts still have licenses available and others are fully occupied, with this home located in a district that currently has a waiting list.

Commissioner La Fevers asked if consideration was given to reconfiguring the driveway to save the palm tree, and Senior Planner Syndi Souter explained there was a trade-off where it was being removed to save an onsite native sycamore.

Commissioner VanAntwerp asked for information on the design guideline for garage façades, and Souter said no more than 50% of the building frontage can be garage doors. She shared her math where calculations resulted in 46% with it at 19-feet wide.

Chair Allen brought to attention that the home has 4 bedrooms and 5 bathrooms, with a room located adjacent to a bathroom labeled as a den. He pointed out it can be used as a bedroom, making the project a 5-bedroom house with potential for greater use. He asked if the home's intention was to be a vacation rental.

Senior Planner Syndi Souter agreed the den could technically be used as a bedroom. Regarding the project's intended use, she said all four of the Coeler projects are on a waiting list to be used as vacation rentals.

PUBLIC HEARING OPENED

Marilyn Jenkins, 301 Linden Avenue, said the project is 3,866 sq. ft., 5 bedrooms, 5 bathrooms, and two stories, while she lives next door in a one and a half story, 1900 sq. ft. house and the home behind her is 1200 sq. ft. She said this couple is proposing three houses, all over 3,000 sq. ft., all two-story, and all on a list to be short-term rentals. She predicted 15 total people would rent them while two-car garages only accommodate two people. She complained about problems backing out of her house. She also expressed concern that her view of the mountains will be impeded, noting state law says if a view has existed a long time that it should not be impeded by new development. The view from her home and others nearby has been available since 1923. She spoke about how she was forced to combine two lots when building a house in 2008. She said this project will be five feet from the Stein House which is also owned by the Coelers and was the first hotel in town that has been there since the 1920s. She believes it will be torn down because they have let it rot, and they should be forced to tell us what they plan to do with it. She complained the project does nothing to alleviate the housing problem and is designed to be a short-term rental.

Architect Dylan Chappell described the project as being in a unique location in Carpinteria in one of the most visible corners in the beach neighborhood. Regarding why the garage faces the street, he explained that a wider lot of at least 55 feet was needed to be able to do a side-loaded garage. He described the project as the least dense on the block, nowhere near the maximum development allowed and said they could legally have come in with 3 homes and 2 ADUs on the lot. He then provided estimations about setbacks of surrounding structures. Regarding the room labeled den, he explained you are not legally allowed to have a bedroom off a garage, which is why it's called a den, and because the home is near the beach, an extra bathroom is helpful. He said the applicant's homes were put on the vacation rental waiting list because they didn't know at the time what they would be doing with them. He believes this home will be a personal home for the owners.

George Manuras, agent for the applicant, clarified the Stein House is on Dorrance Way and Lot 1 and Lot 5 (behind Lot 1) are one parcel. Regarding questions about the lot coverage, Chappell said there is 2000 sq. ft. they could apply and still be within code.

Commissioner VanAntwerp commented that other homes don't build up to the full envelope of the parcel, which is what keeps development in compliance with the neighborhood itself and the General Plan. She said even though it is 2/3^{rds} of the lot, it's pushing up there with respect to neighborhood compatibility. She asked what elements they'd be willing to reduce if a materially smaller building envelope was required.

Architect Dylan Chappell said although he could do anything as an architect, they are already the smallest on the street. He proceeded to compare the project to others in the area, saying his house is not the biggest. Regarding re-designing to save the palm tree, he said they are always open and willing to save trees. He noted the tree is not on their property and there are back-out safety issues.

George Manuras, agent for the applicant, stated they would be willing to relocate the tree to make it work.

Patrick O'Connor, District 5 resident and ARB member said the project originally was proposed as a duplex then shifted to a single-family home in 2025, and the lot line adjustment was not discussed during most of those reviews. He said the ARB was reviewing structures too big for the lots, which is why discussions were wonky. Regarding the tiering of heights from the Stein House to Ms. Jenkin's house, he said, among other things, Ms. Jenkin's property deserves respect as a gateway property that is also important. He explained there was in fact access on Dorrance Way for the

lot that is now taken away and believes a lot line adjustment could allow for a driveway off it. He said design guideline DG-4 should be addressed.

Chair Allen asked if three lots will become two, and Souter explained there were three lots; however, Lots 1 and 5 were transferred together for so many years that the City Surveyor confirmed they had become one legal lot, and with Lot 2 one legal lot, making for a total of two.

Nathan Pratt expressed concern about the historical façade of downtown. He said based on the renderings it could go from a finely handcrafted home to a cheesy tract home. He said he was not bowled over by the renderings which could be an apartment in the Valley, Westlake Village, or anywhere; and he doesn't see anything that relates to the beach community about the look. He said it's a red herring that they cannot run a driveway through the back, and the palm tree can easily be moved or replaced. He said the project doesn't fit the vibe of what everyone is trying to do with the town, and he wishes they would take more time, look at all the projects and get a global build out perspective.

Eileen Marcussen (via Zoom and also submitted a letter) reminded George Manuras that his father Harry Manuras spoke a dozen years ago before the Planning Commission regarding the former Islands Apartment remodel project, now a short-term rental property at Linden and Third. She said he went on record saying the Coelers were going to use the second-floor unit as their home, and it didn't happen, so when she hears Chappell saying the Coeler plan is to make it their home, she has to express skepticism. She said a hotel in disguise is right on the money, and the beach neighborhood doesn't need any more beach rentals.

PUBLIC HEARING CLOSED

Commissioner Benefield said the house is 3,900 sq ft. and not the average or the vibe for the neighborhood, and she really resents the backing out onto Linden Avenue, which could have been figured out so easily. She thinks the home is too big, explaining that they bootstrap on the last one, then make one a little bigger, while the area has a lot of small bungalow houses. She described it as too big, too large and imposing, and said it will be a short-term rental for sure. She said she fully denies it and does not want to condition it.

Commissioner La Fevers expressed support. He said heights are kept to a reasonable level compared to elsewhere in the neighborhood and other parts of the city. It's a lot of square footage and bedrooms, but he believes property owners should be able to build the homes they want, assuming the zoning and guidelines are met. He said the architectural design is positive,

and he expects it to be a nice-looking building. He agreed it is large but would rather not speculate on how it will be used in the future. He sees no reason why they cannot work out creating an easement to the back for the garage and said it could be done with a lot line adjustment or recorded easement. He doesn't see an advantage to having the garage on the front facing Linden and a relocation avoids the conflict of traffic, the busy sidewalk and protects the iconic palm tree.

Chair Allen said he agreed with most of La Fevers' comments but would like to hear from the applicant. He thinks it is doable and appropriate to have an easement or lot line adjustment allowing a garage in the rear. He said it's not good design to be backing out on Linden, and it's not in keeping with our preferred streetscape design. He recognizes the size, bulk, and scale are within our city guidelines and the garage is back 20 feet. He doesn't like Spanish style for the beach neighborhood and prefers craftsman. He said he would like to see it come back with a side entrance and doesn't find the square footage offensive. He believes it will be a short-term rental, noting it's historically in an area where they have been approved.

Regarding short-term rentals, City Attorney Cody Sargeant explained they are allowed but noted we have a short-term rental program which has a waitlist. He explained an outright ban of short-term rentals has been struck down by the CA courts and believes it would be challenged.

Commissioner Moyer said he pretty much agrees with La Fevers. He doesn't like the traffic situation with the garage, because there are a lot of cars, pedestrians and bikes at the same time. He pointed out that the Planning Commission denied a project on Eighth Street because the applicant wanted the garage in front where they could watch their kids play basketball. He noted we have short-term rental guidelines and rules. He spoke positively about the Coelers' past projects, pointing out that it is expensive to build here ($1000/sq ft.) and so much of the housing stock needs to be rebuilt. He said the roof was boosted Boral which is not cheap, and there is no cutting back on any of it.

Commissioner VanAntwerp said she didn't hear discussion about sea level rise other than in the staff report and meant to ask the applicant about it. She said it's common-sense stewardship to look at utilities, flood resistant ground floor materials and not rely on future armoring. She added that Linden Avenue warrants heightened sensitivity, and compatibility must consider the entire corridor and not just two neigborhoods. She thinks the project size and mass feels out of proportion to nearby homes, and the ground floor experience matters more than just the façade averaging discussed earlier. She thinks there are some real poor design concerns and

has policies she is prepared to quote, but it pretty much comes to excessive size, bulk and scale. About the garage-dominant ground floor, ways were discussed to get around it. It has weak pedestrian orientation, and the street rhythm is off because of it. She said she's not able to support the project.

Community Development Director Nick Bobroff was asked to provide direction for a motion. He recommended continuance of the project to a future Planning Commission hearing with direction to the applicant to revise the project in such a way that the garage is relocated to the rear of the lot, with access taken from Dorrance Way at the discretion of the applicant through an easement or lot line adjustment, with a further condition or limitation that in the readjustment of the site plan and the structure itself should not move any closer to Linden than where it's presently located, meaning the 20-foot setback from the property line would be preserved, with the living area brought to that 20-foot setback line rather than the garage at that setback line.

MOTION
Commissioner La Fevers moved, and Commissioner Moyer seconded, to continue the item to a future Planning Commission meeting and to direct staff to work with the applicant to make adjustments as elaborated by staff, with the intent to locate the garage to the rear of the lot, with access to the garage obtained from Dorrance Way, and for the location of the footprint of the residence to remain essentially the same. La Fevers asked to incorporate Community Development Director Nick Bobroff's specific language into the motion. Motion passed 3-2 (Benefield and VanAntwerp opposed) by the following roll call vote: VanAntwerp voted no, La Fevers voted yes, Benefield voted no, Moyer voted yes, and Chair Allen voted yes.

BREAK - Chair Allen Called for a 5-minute break.

3) **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)

Hearing 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

Attachment F
CEQA Notice of Exemption

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

June 1, 2026

Print Form

Notice of Exemption

Appendix E

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

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

333 & 355 Linden Avenue, Carpinteria, CA 93013 (APN 003-440-027 & -028)

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the construction of 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 to the common lot line with the adjacent property at 355 Linden Avenue.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303, §15304, §15305, & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project includes only the construction of a new SFD, garage, and a minor LLA that does not create a new parcel, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a site of no more than 5 acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syndi Souter Date: 6/1/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

Attachment G
Exhibit 2
Planning Commission Meeting Minutes

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

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 Carpinteria Avenue. She said people she knows in her beach community	PUBLIC COMMENT

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 7, 2026 Planning Commission Meeting.**	NEW PUBLIC HEARING

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 the Commission 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. The specific various inconsistencies that she found with the General Plan for that particular project were LU-3i, CD-1, and CDS1-3.

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. _____ Secretary, Planning Commission **ATTEST:**	ADJOURNMENT

_____ Chair, Planning Commission	

Attachment H
New Single-Family Residences in the Beach Neighborhood

Coeler New Residence
23-2232-DP/LLA/CDP/ARB

September 14, 2026

Attachment H

New Single-Family Residences in the Beach Neighborhood

(approved by the Planning Commission from 2020 to present)

Project	**Address**	**Size of Single-Family Residence** (sq. ft.)	**Total Size** (sq. ft., including garages and accessory bldgs.)	**Lot Size** (sq. ft.)	**Maximum Height** (feet)	**Planning Commission Approval Date**
Howard New Residence	4818 Dorrance Way	2,197	3,155	5,471	26.17	9/5/2023
Scerni New Residence	4608 Fourth Street	2,257	2,761	11,556	29.38	9/5/2023
Coeler New Residence #1	333 Linden Avenue	3,520	4,360	7,537	24.08	6/1/2026
Coeler New Residence #2	4934 Dorrance Way	3,312	3,749	5,582	24.92	8/4/2025
Coeler New Residence #3	4949 Dorrance Way	3,056	3,433	4,500	24.08	8/4/2025

Agenda Section: Other Business
Agenda Item No.: 15
Council Meeting Date: September 14, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

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.

STAFF RECOMMENDATION

1. Approve the Special Event Permit for the 2026 California Avocado Festival pursuant to 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 Section12.24.022, Permits – Special Public Park Use; and

Sample Motion: I move to:

1. Approve the Special Event Permit for the 2026 California Avocado Festival pursuant to 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; and

BACKGROUND

The California Avocado Festival (Festival) is an annual community event operated by California Avocado Festival, Inc. (Applicant) in cooperation with the City of Carpinteria. Established in 1986, the Festival is held each year in downtown Carpinteria and attracts thousands of visitors over the course of the event weekend.

The Festival provides several economic and community benefits to Carpinteria. According to the Applicant, the Festival has historically attracted approximately 40,000 attendees over the three-day event. In previous years, the City Council has recognized the Festival's contribution to the local economy, including opportunities for local

nonprofit organizations to raise funds and increased patronage of local businesses. The Festival also promotes Carpinteria and its agricultural heritage as a family-friendly community and visitor destination. Increased visitor activity during the Festival weekend may also contribute to transient occupancy tax revenue.

The City participates in event coordination activities, particularly those related to safety, and provides temporary traffic control via the City's Public Works Department. In addition, the City's adopted fiscal year 2026-2027 (FY 26/27) budget includes financial support for law enforcement services and post-event street cleaning. These services are coordinated among City departments, public safety agencies, and the Applicant to facilitate a safe and successful event.

The purpose of this agenda item is for the City Council to consider approval of the Applicant's Special Event Permit for the 2026 California Avocado Festival (40th anniversary event). The permit would authorize the Festival to operate within portions of the public right-of-way and, subject to the City's approval, allow the sale and service of alcoholic beverages on public property.

DISCUSSION

The Applicant has submitted a Special Event Permit Application for the 2026 California Avocado Festival, included as Attachment A. The proposed Festival layout is included as Attachment B, and the Applicant's Project Description, which provides additional information regarding event operations, is included as Attachment C. The Festival is proposed to operate from Friday, October 2, through Sunday, October 4, 2026.

The proposed event hours are:

- Friday: 1:00 p.m. to 11:00 p.m.
- Saturday: 11:00 a.m. to 10:00 p.m.
- Sunday: 11:00 a.m. to 6:00 p.m.

These hours represent a modest change from recent years. The Festival would begin one hour later on Saturday and Sunday and conclude one hour earlier on Sunday.

The proposed Festival footprint, which has remained generally consistent for many years, includes Linden Avenue between Carpinteria Avenue and Sixth Street, as well as portions of intersecting streets within the event area. The footprint also includes the courtyard at the Carpinteria Arts Center. The proposed event layout is included as Attachment B.

Linden Avenue between Carpinteria Avenue and Sixth Street would be closed beginning the morning of Thursday, October 1, to facilitate event setup and is anticipated to reopen to vehicular traffic late Sunday evening, October 4.

The Applicant would provide most of the Festival's electrical power through portable generators. The Applicant would also provide portable hand-washing stations and urinal/toilet facilities, as well as janitorial services. The City public restrooms at Parking Lot No. 1 (Ninth Street) and Parking Lot No. 3 (Fifth Street) would remain closed throughout the Festival due to the potential for overuse associated with the large number of Festival attendees and the availability of portable restroom and handwashing facilities provided by the Applicant throughout the Festival area.

The Applicant is requesting authorization to sell and serve alcoholic beverages within a designated portion of the Festival footprint identified as the Designated Alcohol Area in Attachment B. The City has historically accommodated the Festival's request for alcoholic beverage sales and service by temporarily designating the Festival footprint as a public park during event operating hours and authorizing its special use pursuant to Carpinteria Municipal Code Section 12.24.022. This provision allows for nighttime use of the area and the service and consumption of alcoholic beverages when specifically authorized as part of a Special Event Permit. The Applicant's Alcoholic Beverage Control (ABC) license application is consistent with the Special Event Permit Application. The proposed hours for alcoholic beverage sales and service are:

- Friday: 1:00 p.m. to 10:30 p.m.
- Saturday: 11:00 a.m. to 9:30 p.m.
- Sunday: 11:00 a.m. to 6:30 p.m.

Any ABC license issued for the Festival would remain subject to the conditions and restrictions established by the Department of Alcoholic Beverage Control, including limitations on the location and hours of alcoholic beverage sales and service.

The Special Event Permit Application includes requests for law enforcement services from the Santa Barbara County Sheriff’s Office (SBSO), and temporary traffic control and street cleaning services from the City. These requests are consistent with prior Festival operations and City approvals.

The City has budgeted up to $15,000 for law enforcement services related to this event. The number of Sheriff's deputies assigned to the Festival and their schedules are determined by SBSO in coordination with the Applicant. Any law enforcement costs exceeding the City's budgeted contribution would be the responsibility of the Applicant. The total cost of law enforcement services for the 2026 Festival is currently estimated at $20,000. The Applicant would also provide private security personnel, at their own expense, to patrol the Festival footprint during event hours and overnight. Private security services would supplement, but not replace, law enforcement and code compliance patrols provided by SBSO and the City's Community Development Department Code Compliance Division.

The estimated cost of temporary traffic control and post-event street cleaning is $17,400. This estimate includes:

Service	Estimated Cost
Maintenance staff overtime	$ 2,500
Forklift rental	$ 1,400
Flatbed rental	$ 3,600
Sidewalk cleaning	$ 9,900
Total	$17,400

These costs represent expenses that would not otherwise be incurred by the City. Funding for temporary traffic control is provided through the Gas Tax Fund, and funding for post-event street and sidewalk cleaning is provided through the Measure A Fund.

The Public Works Department, Community Development Department Code Compliance Division, SBSO, Carpinteria-Summerland Fire Protection District, and Applicant have coordinated in developing the Festival's Event Action Plan (EAP).

The EAP establishes the framework for coordinating emergency response and incident management during the Festival. The Carpinteria-Summerland Fire Protection District serves as the lead agency for incident command.

Representatives from participating agencies and the Applicant will meet prior to the Festival and each morning during Festival operations to review event conditions, public safety considerations, emergency response procedures, and other operational matters.

POLICY CONSISTENCY

The proposed approval of a permit to conduct the annual Avocado Festival, as proposed and conditioned, can be found consistent with various City policies, including, but not limited to, those concerning promotion of the local economy and public health and safety.

A. Economic Vitality: Per the event's project description and outline (Attachment C), the festival is intended to be a major fundraising opportunity for local non-profits and service groups within the Carpinteria valley. It was also created for the enjoyment of the people of the State of California and for the promotion of avocados.

B. Public Health and Safety: The City has many policies and regulations concerning public safety that are considered and implemented through the Special Event Permit process and operation of the annual Avocado Festival. Provisions that are taken to protect public health and safety include, but are not limited to:

    1. Mandatory Food Safety Meeting and Inspections: The Applicant facilitates an annual meeting with the Santa Barbara County Public Health Department to advise event food vendors on food safety requirements for outdoor

events. Health inspectors visit each food vendor booth before serving food to the public.

2. Mandatory Alcoholic Beverage Servers Training: All volunteers who serve alcoholic beverages are required to participate in the State of California ABC server training. The server training is intended to minimize public intoxication and violations of alcohol regulations.

3. Event Security: The Applicant is responsible for providing qualified private event security services.

4. Public Safety: The City and Applicant cooperatively fund special event law enforcement services provided by the Santa Barbara County Sheriff's Office. The City pays the cost of these services up to $15,000, and the Applicant is responsible for any amount in excess of $15,000, which they pay directly to SBSO. An event safety area operated by the SBSO, Carpinteria-Summerland Fire Protection District, and trained volunteers provides public safety information and serves as a central location for paramedic and emergency medical services and lost-and-found.

5. Hours of Operation: The Applicant must operate the event that fits with the character and interests of the Carpinteria community. For recurring events, the organizer must make adjustments as needed in order to improve the event in meeting the expectations of the City and the community. Hours of operation, entertainment, vendors, and other aspects of event operations must be reviewed by City staff for public health and safety requirements. Event rules are also reviewed for consistency with applicable requirements concerning animals, smoking, and other regulated conduct. The Special Event Permit requires the event rules to be posted at all entrances.

6. Controlling Alcoholic Beverage Sales/Consumption: The City Council may allow alcoholic beverage sales and serving in the event footprint area by declaring the Event footprint a public park and authorizing the Event pursuant to Carpinteria Municipal Code Section 12.24.022, which, in part, allows for nighttime use and the serving and consumption of alcoholic beverages, where approved, as a part of a Special Event Permit. Carpinteria Municipal Code Section 10.68.010 defines a special event as including any event in a public park where regulated alcoholic beverages are to be consumed. ABC would then issue a permit to the event subject to conditions and/or restrictions on the sale and serving of alcoholic beverages including defining the Alcohol Sales Permit footprint area and limiting the hours of sale.

7. Sanitary Facilities, Storm Water Pollution Prevention, and Recycling:

- Sanitary Facilities: Portable hand washing and urinal/toilet sanitary facilities and janitorial services are required to be provided by the event organizer.

- Storm Water Pollution Prevention: Best management practices are required to be implemented at existing storm drain inlets within and adjacent to the event.

- Recycling: Recyclables are required to be segregated from the event's solid waste stream. Vendors are prohibited from using non-recyclable, plastic take-out food containers. The Applicant is also required to instruct vendors to avoid distribution of plastic-filmed bags and to document and report solid waste stream and recycling diversion amounts.

FINANCIAL CONSIDERATIONS

Should the Council approve the permit as proposed, the City's estimated costs associated with supporting the festival are $32,400. This includes up to $15,000 for law enforcement services provided by SBSO and an estimated $17,400 in Public Works costs associated with temporary traffic control and post-event cleanup.

The estimated Public Works costs include $2,500 in maintenance staff overtime, $1,400 for forklift rental, $3,600 for flatbed rental, and $9,900 for sidewalk cleaning. Funding for the equipment rentals and sidewalk cleaning is included in the adopted FY 26/27 Budget. No additional appropriation is required as part of this action.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Approval of the recommended actions would authorize the Special Event Permit, temporarily designate the festival footprint as a public park during event operating hours, and authorize the special use of the area, including the sale and service of food and alcoholic beverages, subject to applicable permits, conditions, and regulatory requirements.

OPTIONS

1. Approve the Special Event Permit for the 2026 California Avocado Festival. (Staff recommendation)
2. Approve the Special Event Permit for the 2026 California Avocado Festival subject to modifications included in the application conditions of approval.
3. Deny the Special Event Permit Application.

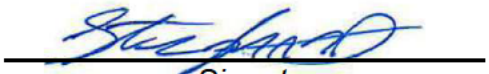
PRINCIPAL PARTIES EXPECTED AT MEETING

Representatives of California Avocado Festival, Inc., Applicant

ATTACHMENTS

Attachment A: Special Event Permit Application
Attachment B: Festival Layout Map
Attachment C: Project Description and Outline

Prepared by:
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Signature

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Signature

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Signature

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Signature

Reviewed by:
Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov


Signature

ATTACHMENT A

Special Event Permit Application

PERMIT NO._____

City of Carpinteria, California

PUBLIC WORKS DEPARTMENT

SPECIAL EVENT PERMIT APPLICATION

1. EVENT INFORMATION

Name of Event California Avocado Festival

Address/Area/Location of Event See attached map

Linden Avenue between Carpinteria Avenue and 6th street including side streets

2. EVENT ORGANIZER INFORMATION

Contact name Olivia Sorgman Organization California Avocado Festival

Phone [redacted] Email info@avofest.org

Address 5320 Carpinteria Avenue Suite K Carpinteria, CA 93013

3. EVENT INFORMATION

Description of event: See Attached.

Hours: Friday 1pm - 11pm, Saturday 11am - 10pm, Sunday 11am - 6pm

Date of event: From Friday, October 4th, 2026 To: Sunday. October 6th, 2026

Estimated attendance 30,000 flow through weekend

Start time (incl. set up) See Attached End time (incl. clean up) See Attached

Open to the public?	X Yes ☐ No	Will food be sold?*	X Yes ☐ No
Will minors be present?	X Yes ☐ No	Will alcohol be served?*	X Yes ☐ No
Admission fee charged?	☐ Yes X No	Will alcohol be sold?*	X Yes ☐ No
Will food be served?*	X Yes ☐ No		

Will this event cause any disturbance, noise or congestion in the vicinity of the proposed event? Yes No If yes, please attach an explain and give mitigating measures.

If food or alcohol will be served, please attach the appropriate approved permits. For Temporary Food EVENT, which may be obtained from the Santa Barbara County Public Health Department visit www.sbcphd.org. For Alcohol Beverage Control visit https://www.abc.ca.gov/Forms/PDFSpc.html (please note the City only allows alcohol under specific conditions and reserves the right to reject alcohol sales for special events**).* All vendors and commercial participants shall have an active City of Carpinteria Business License at the time of the event. Vendors shall be required to have proof of such License the day of the event if requested by City staff or other enforcement agency.

SITE PLAN/MAP ROUTE/TRAFFIC CONTROL PLAN DIAGRAM

Your site plan should include the following:

☒ Outline of entire event, including street names. If your event includes road closures, please indicate the location of all closures, route to be traveled (if athletic event), including direction of travel and detours.

☒ The location of all stages, platforms, scaffolding, loud speakers, bleachers, canopies, tents, portable toilets, booths, dumpsters and other temporary structures.

☒ The location of all approved signs, barricades, and barriers. All signage associated with the event shall be placed as not to interfere with vehicles, bicycles and pedestrians. Signs directing traffic shall be in accordance with the State of California Department of Transportation Manual on Uniform Traffic Control Devices latest edition (California MUTCD).

☒ Any signs that the event organizer plans on using to direct athletic event participants (may not imitate traffic control signs in any way)

☐ Other related event components not listed above

Support Request: Traffic ☒ Crowd Control ☒ Street Closure ☒ Other ☐

The Public Works Department will consider your request for support; however, a request does not guarantee support. If your event is requesting support from the City, please plan accordingly and submit your application ***no less than two months prior to the event date****. Requests for support require approval by the Carpinteria City Council or their designee.*

PLEASE BE SURE YOUR APPLICATION IS COMPLETE!

In addition to the items above, your application must include the following items to be considered for approval:
☒ Application Fee ($135/non-profits, $570/for-profits)

☐ Insurance Indemnification*

☐ Proof of Insurance

☐ Additional Insured Endorsement

*Not less than one million dollars ($1,000,000) combined single limit for both bodily injury and property damage. The policy or policies shall also contain a provision that no termination, cancellation, or change of coverage for the insured or additional insured shall take effect until ten (10) days notice has been given in writing to the City Clerk of the City of Carpinteria.

Please attach any additional information including maps, descriptions, and insurance information. Your permit will not be processed unless it is complete.

4. CONDITIONS OF USE

A. PERMIT CONDITIONS

1. An EVENT is not considered permitted until (1) EVENT ORGANIZER delivers to the City of Carpinteria the Special Event permit application, application fee, certificate of insurance and additional insured endorsement, written evidence of permits and licenses, and any other items deemed necessary by the City of Carpinteria; and (2) the City of Carpinteria, in its sole discretion, approves such permit in writing.

2. EVENT ORGANIZER shall provide the City with a single contact who is to serve as the representative for EVENT ORGANIZER's activities.

3. EVENT ORGANIZER shall be responsible for securing all required permits and licenses.

4. The EVENT shall be used for the purpose stated in this agreement and no other use will be permitted.

5. EVENT ORGANIZER shall not use the City of Carpinteria's name to suggest endorsement or sponsorship of the event without prior written approval of the City of Carpinteria Public Works Director or his/her designee. EVENT ORGANIZER's publicity of the event shall clearly and accurately identify the name of the sponsoring organization or individual.

6. EVENT ORGANIZER shall permit any City of Carpinteria officers, employees, or agents to visit the event described in this permit.

7. EVENT ORGANIZER is an independent contractor and not the agent or employee of the City of Carpinteria.

B. INDEMNIFICATION AND INSURANCE

1. EVENT ORGANIZER shall indemnify, defend, and hold harmless the City of Carpinteria, its officers, employees, and agents from any and all losses, costs, expenses, claims, liabilities, actions, or damages, including liability for injuries to any person or persons or damage to property arising at any time during and/or arising out of or in any way connected with EVENT ORGANIZER's use or occupancy of the EVENT and adjoining property, unless solely caused by the gross negligence or willful misconduct of the City of Carpinteria, its officers, employees, or agents.

2. **General liability insurance**. EVENT ORGANIZER shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted. If alcohol is sold during the permitted activity, coverage must include full liquor liability. Such insurance shall name the City of Carpinteria, its officers, employees, agents, and volunteers as additional insureds prior to the date of the permit. EVENT

ORGANIZER shall file certificates of such insurance with the City of Carpinteria, which shall be endorsed to provide ten (10) days notice to the City of Carpinteria of cancellation or any change of coverage or limits. If a copy of the insurance certificate is not on file prior to the event, the City of Carpinteria may deny access to the EVENT.

All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the EVENT ORGANIZER maintains higher limits than the minimums shown above, the City of Carpinteria requires and shall be entitled to coverage for the higher limits maintained by the EVENT ORGANIZER. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City of Carpinteria.

3. EVENT ORGANIZER shall report any personal injuries or property damage arising at any time during and/or arising out of or in any way connected with EVENT ORGANIZER's use or occupancy of the City of Carpinteria's facilities and adjoining property to the City of Carpinteria Public Works Director or his/her designee, in writing and as soon as practicable.

4. EVENT ORGANIZER waives any right of recovery against the City of Carpinteria, its officers, employees, and agents for fires, floods, earthquakes, civil disturbances, regulation of any public authority, and other causes beyond the their control. EVENT ORGANIZER shall not charge results of "acts of God" to the City of Carpinteria, its officers, employees, or agents.

5. EVENT ORGANIZER waives any right of recovery against the City of Carpinteria, its officers, employees, and agents for indemnification, contribution, or declaratory relief arising out of or in any way connected with EVENT ORGANIZER's use or occupancy of the EVENT and adjoining property, even if the City of Carpinteria, its officers, employees, or agents seek recovery against EVENT ORGANIZER.

6. The City of Carpinteria makes no warranty, express or implied, as to the suitability of any roadway, bikeway or sidewalk for the event proposed. Not all City facilities are specifically designed for use as proposed.

C. SECURITY

1. The City of Carpinteria, at its sole discretion, may require a certain number of security or Sheriff officers for the event. EVENT ORGANIZER shall be responsible for

procuring and paying for officers through the City of Carpinteria or a private security agency.

2. EVENT ORGANIZER is solely responsible for supervising all individuals at the EVENT and adjoining property during the event. The City of Carpinteria is not responsible for providing this supervision. However, the City of Carpinteria may evict individuals from the EVENT during the event if their conduct is not in the best interest of the public or is deemed to be detrimental in any way.

D. SET UP / CLEAN UP / TRAFFIC CONTROLS

1. All participants shall sign written acknowledgment stating the following: 1) the California Vehicle Code must be complied with, including but not limited to section 21464, "Interference with Traffic Devices" and 2) that due caution shall be exercised.

2. This permit for use of the public rights-of-way for the subject event is not intended to provide participants with any guarantee of safety in completing the proposed activity. Participants shall be responsible for their own safety in using the public rights of way.

3. It is the responsibility of the EVENT ORGANIZER to inspect and monitor the physical condition of the event route, including but not limited to pavement conditions, areas that may be effected by weather changes and traffic volumes, and determine the suitability of the route for the proposed event.

4. 'No Parking' signs shall be installed 72 hours prior to the EVENT in those areas where parking will be affected.

5. Barricades/cones shall be installed one half hour (minimum) prior to beginning of event and shall be removed immediately upon completion of the event. Vehicles shall be placed on the event side of the barricades as an added measure of protection. All barricades shall be monitored to ensure emergency vehicles can enter and exit the event location without impediment.

6. All traffic control signage notifying motorists of approved road closures and detours shall be in conformance with the California Manual on Uniform Traffic Control Devices.

7. The EVENT ORGANIZER shall conduct a briefing for all event monitors explaining the conditions of this permit. Unsatisfactory conduct by event monitors, promoters or sponsors is grounds for revocation of this permit and/or denial of future permits.

8. EVENT ORGANIZER shall not use any permanent markings or fasteners in any part of the public right-of-way and shall not make or allow to be made any alterations of any kind therein.

9. EVENT ORGANIZER shall be responsible for all cleanup of the EVENT, including adjacent grounds, at the end of the EVENT. EVENT ORGANIZER shall pick up, bag, and remove all trash and any markings generated by all activity in any way connected with its use of the EVENT, leaving the public right-of-way clean and free of all trash and litter. EVENT ORGANIZER shall also leave all fixtures, if any, in good working condition.

10. EVENT ORGANIZER shall not store any equipment or materials at the EVENT or adjoining property without the prior written approval of the City of Carpinteria Manager or his/her designee.

11. EVENT ORGANIZER shall be responsible for any and all damage to the EVENT and/or its contents during use. In the event damage occurs or excessive cleaning is necessary, EVENT ORGANIZER shall be charged for any and all janitorial and/or repair fees incurred by the City of Carpinteria as a result.

E. EQUIPMENT / ACCESSORIES

1. EVENT ORGANIZER shall not remove, relocate, or take City of Carpinteria property outside of the EVENT for any reason without the prior written approval of the City of Carpinteria Public Works Director or his/her designee.

2. EVENT ORGANIZER shall not use City of Carpinteria equipment, tools, or furnishings located in or about the EVENT without the prior written approval of the City of Carpinteria Public Works Director or his/her designee.

3. EVENT ORGANIZER shall not drive motorized vehicles on field or green space.

4. The City of Carpinteria does not provide audio/visual systems, public address systems, spotlights, floodlights, or projectors. EVENT ORGANIZER, at its own cost, may bring these systems into the EVENT for their use.

5. EVENT ORGANIZER shall secure the approval of the City of Carpinteria before using audio/visual systems, public address systems, and live or recorded amplified music. EVENT ORGANIZER shall not record, televise, or broadcast the event or any portion thereof without prior written approval of the City of Carpinteria Public Works Director or his/her designee.

F. MISCELLANEOUS

1. EVENT ORGANIZER shall comply with all local, state, and federal laws and regulations related to the use of the EVENT. The EVENT ORGANIZER agrees to abide by all applicable federal and state accessibility standards and regulations.

2. EVENT ORGANIZER shall not admit a larger number of individuals than can lawfully, safely, and freely move about the EVENT.

3. Gambling of any kind is not permitted at the EVENT.

4. The EVENT shall comply with Municipal Code §8.52 Smoking Regulations. The Code prohibits smoking in all public places where other persons can be exposed to secondhand smoke. Pursuant to §8.52.060 D, the applicant shall designate a smoking area where smoking may be permitted subject to the conditions listed in §8.52.060 C of the Carpinteria Municipal Code.

5. If EVENT ORGANIZER violates any part of this permit or reports false information to the City of Carpinteria, the City of Carpinteria may refuse EVENT ORGANIZER future

permits and EVENT ORGANIZER shall forfeit a portion of or all of the fee and/or the deposit.

6. The City of Carpinteria may impose additional requirements as deemed necessary to protect the health, safety, and/or welfare of the community.

7. Any person aggrieved by the City of Carpinteria's decision with respect to this permit may appeal to the City of Carpinteria Public Works Director or his/her designee in writing no later than five (5) days after the City of Carpinteria's decision has been communicated to the aggrieved party.

8. If any provision of this permit is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IMPORTANT

I am an authorized agent of the organization submitting this agreement. The information provided in this agreement is true and correct. I have read and understand this agreement and agree to all of the aforementioned rules, regulations, and conditions of use.

Signature

5320 Carpinteria Avenue Suite K
Carpinteria, CA 93013
Address

Olivia Sorgman
Print name

[redacted]
Phone

California Avocado Festival
Organization

info@avofest.org
Email

City of Carpinteria USE ONLY

Permit fee _____ Total paid _____

Deposit _____ Deposit returned _____

APPROVED BY:

Sheriff's Department	Public Works Director	City Manager
Date	Date	Date

ATTACHMENT B

Event Layout Map


California Avocado Festival Map - NORTH
Youth Area
Grotto Stage
RITE AID PARKING LOT
9th St. Stage
Arts Center
Wullbradnt Way
7th St
8th St
Linden Ave
50' fence
Marshalling Area
20' fence
20' for swing gate
PALMS
Beer
Dave's Dogs
Merch
Arts & Crafts Vendors
Commercial South Vendors
Food Court
Commercial North Vendors
Expo Tent
Kids Stage
Seal Stage
Sherrif
Fire
Jordano's Truck
Smart & Final
Bladders
Oil/Grease Disposal
Restrooms
Trash/Recycling
Designated Alcohol Area
No Parking/ Reserved Parking

ATTACHMENT C

Project Description

2026 California Avocado Festival

Project Description and Outline

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7. Alcohol Service 5
8. Police, Fire & Communications 5
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11. Permits, Approvals 7
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2026 California Avocado Festival
Project Description and Outline

1. **FESTIVAL CONCEPT AND OVERVIEW**

A. The California Avocado Festival is a community event to be a major fundraising opportunity for many of the local non-profits and service groups of Carpinteria Valley. It was also created as an annual festival for the enjoyment of the people of the State of California, for the promotion of avocados.

B. The Festival was organized in 1986 as a non-profit (501C-3) California corporation called the California Avocado Festival, Inc. The directors of the Festival are comprised of community members.

C. Historically, the Festival has drawn some 40,000 attendees during the three days. Visitors come primarily from all over Southern California. After the Festival was covered on the *Food Network* and the *Travel Channel*, our visitors come from all over the world.

2. HOURS OF OPERATION

A. The 40th Annual Festival will operate full scale on Friday (10/02/26) from 1:00 PM to 11:00 PM, on Saturday (10/03/26) from 11:00 AM to 10:00 PM and Sunday (10/06/25) from 11:00 AM to 6:00 PM.

B. Preparation for the Festival begins lightly on Wednesday (9/30/24) at the Seal Fountain with stage and lighting going in and then Thursday morning (10/1/24) with the placing of the canopies and tents, stage, and the food court on Linden between Carpinteria Avenue and 7th Street. Also along Wullbrandt Way, 9th Street, 8th Street and 7th Street.

C. The Friday Festival will take place in the 700, 800 & 900 blocks of Linden as well as Wullbrandt Way, 9th Street, 8th Street and 7th Street. Saturday and Sunday the festival will continue down to 6th Street. Food booths will be open and there will be music at the Seal Fountain, Grotto Stage, & Main Stage.

D. The Arts and Crafts and Kids area will be set up Saturday morning, and open Saturday and Sunday 11:00 AM-6:00 PM. On the 600 Block of Linden and on 7th street. We will have a kids block party on 7th street Friday afternoon/evening.

E. Beer and wine sales manned by the California Avocado Festival will cease at 10:30 PM on Friday, 9:30 PM on Saturday and 5:30 PM on Sunday, (30 minutes hour prior to closing) per ABC.

F. The music will stop at 11:00 PM on Friday, 10:00 PM on Saturday and 6:00 PM on Sunday.

G. All vendors will cease selling at 11:00 PM on Friday, 10:00 PM on Saturday and 6:00 PM on Sunday.

3. SITE AND ACTIVITIES

A. Linden Avenue (900): Is a mixed use area, Commercial Booths, George Bliss Expo Tent and the High School Cheerleader's "Largest Vat of Guacamole" site.

B. Linden Avenue (800): Food Booths will be concentrated on the 800 block of Linden, leaving a clear zone around the fountain. The fountain area will be left for music presentations. There will be tables and chairs in front of the Seal Fountain Stage and also on Wullbrandt Way. The Festival beer and wine booths will be located in this block. One booth near the old Senior Frogs Building,, 1 booth in front of the Carpinteria Arts Center and one on the side of Rite Aid on 8th Street.

C. Linden Avenue (700): Commercial South Exhibitors booths will be concentrated on this block. There will also be a Ferris wheel.

D. Linden Avenue (600): Arts & Crafts Booths with handmade items. Exhibitors have applied for the Festival and have been judged by a committee to minimize duplicate items, keep quality high, etc. Festival staff will control entry and exit of vehicles from this area.

E. 8th Street will be the site of the Grotto Stage with musical acts and contests with covered seating.

F. 7th Street between Yucca and Cactus will be the site for the Kid's Area and Kid's Stage.

G. 9th Street (900 block): The Main Stage will be located between Yucca and Linden with a defined dance area directly in front of the stage.

H. Wullbrandt Way (900 block): Food Vendors, table and chairs for eating, free speech area, bathrooms.

I. 8th Street (Between 900-800 block): refrigerated semi trailer for perishable food storage; Sheriffs Command Center vehicle, First Aid, Aware and Prepare, and Fire District will provide Fire Engine.

4. SHUTTLE BUS INFORMATION

i. Shuttle Bus service is being contracted to transport attendees from the Carpinteria High School parking lot and Canalino School parking lot to a drop point located on the north side of Carpinteria Avenue. Between Bank of America and Linden Pub.

ii. Service starts at 11:00 AM on Saturday and Sunday and will continue until about ½ hour after the Festival officially closes.

iii. Shuttle & Parking fee is $5 per rider and $30 per tour bus.

iv. Local street directional signs will be provided to direct traffic to the parking area. A portable restroom will also be provided at both locations.

5. PARKING RESTRICTIONS

The following work will be performed by Public Works staff unless otherwise noted.

A. Sleeves will be put on the 90-minute parking signs at Parking Lot #1 (rear) from early Friday morning until the end of Festival.

B. Public Works will place "No Parking" signs at the following locations and times.

A.	Carpinteria Ave (Westbound) @ Front of Torrey Pine:	Sat-Sun 9 AM-10 PM
B.	Carpinteria Ave (Westbound) @ Pool Hall:	Sat-Sun 9 AM-10 PM
C.	Linden Ave: 600 block	Thurs-Sun 7 AM-10 PM
D.	Linden Ave: 700 block	Thurs-Sun 7 AM-10 PM
E.	Linden Ave: 800 block	Thurs-Sun 7 AM-10 PM
F.	Linden Ave: 900 block	Thurs-Sun 7 AM-10 PM
G.	Smart & Final Driveway Fronting on 800 Linden	Thurs-Sun 7 AM-10 PM
H.	Smart & Final Driveway Behind Reading Room	Thurs-Sun 7 AM-10 PM
I.	Deliver 4 barriers to Smart & Final for Parking lot	Thurs-Sun 7 AM-10 PM
J.	7th Street: 4900 Block to Cactus	Thurs-Sun 7 AM-10 PM
K.	7th Street: 500 Block to Yucca	Thurs-Sun 7 AM-10 PM
L.	8th Street: between Linden and Maple	Thurs-Sun 7 AM-10 PM
M.	8th Street: 4900(S&F & Cactus to Linden)	Thurs-Sun 7 AM-10 PM
N.	8th Street: 5000, ½ block to alley	Thurs-Sun 7 AM-10 PM
O.	9th Street: 4900, ½ block to alley	Thurs-Sun 7 AM-10 PM
P.	Wullbrandt Way (5000), ½ block to alley	Thurs-Sun 7 AM-10 PM
Q.	9th& Cactus: 4 parking spaces SW corner of lot 2	Thurs-Sun 7 AM-10 PM
R.	9th Street from Yucca to Elm	Thurs-Sun 7 AM-10 PM
S.	Behind Napa Auto parts, Lot 1, extra Handicap parking	Thurs-Sun 7 AM-10 PM
T.	Smart & Final Parking lot, 1st row, fountain to corner	Thurs-Sun 7 AM-10 PM

C. Post "Permit Parking only" at the following locations. (Monitored by festival event staff)
   a. 9th Street - As with past years, we will provide our musicians with a parking permit for that area.
   b. The properties along the South side of 9th Street will be notified and, if requested, will be given parking permits (as we have in the past).
   c. 9th St. Permit parking will enter from Yucca and exit Elm.
   d. On the north side of 8th Street from Smart and Final's Driveway to Maple Ave.
   e. Cravens Parking on 6th Street (601 Linden) – permit by parking only for residents.

D. Both drives from 9th St. to Parking lot 1 will be closed/barricaded (to allow for additional parking in Lot 1 and 9th Street in the entrance/exit area).

E. Downtown irrigation is shut off in the Festival footprint.

F. The Festival provides 2026 "Vendor Event Access Cards" for closed street areas for loading/unloading only as provided in the past. There are 5 areas designated by 5 different colors/60 of each:
   a. Arts & Crafts
   b. Commercial
   c. Food
   d. Entertainment

e. General

6. **STREET CLOSURES, DETOURS AND TRAFFIC CONTROL**

Public Works staff will perform the following work unless otherwise noted.

A. Street Closures will occur at the following locations:
   a. The 700, 800 and 900 block of Linden Ave. between 7th and Carpinteria Ave. Thursday, October 1st at 7:00 AM to Sunday, October 4th, 2026 and will be open by 11:00 PM.
   b. 8th street between Elm Ave and Maple Ave, 9th street from Elm Ave to Linden, and Wullbrandt Way Thursday, October 1st through Sunday, October 4th, 2026 and will be open by 11:00 PM.
   c. 600 Block of Linden Avenue to be closed from 7:00 AM Thursday – 11:00 PM Sunday.
   d. 8th Street between Cactus Avenue and Yucca from 7:00 AM Thursday - 11:00 PM Sunday.
   e. 9th Street between Cactus Avenue and Yucca from 7:00 AM Thursday - 11:00 PM Sunday.

B. Traffic detour signs will be placed at the following locations with respect to street closure times noted in above items #1 and #2.
   a. Elm Avenue at 9th, 8th,7th and 6th Streets place (north/south arrow)
   b. Maple Avenue at 8th, and 7th Streets (north/south arrow)
   c. Linden Avenue, south of Carpinteria Avenue (east/west arrow)
   d. Linden Avenue, north of Carpinteria Avenue (head of control cones)
   e. Linden Avenue, north of 6th Street (south arrow)
   f. No Parking on 8th Street from Smart & Final Driveway to Elm – Operations parking

C. Traffic control cones will be placed at the intersection of Carpinteria Avenue and Linden Avenue to detour southbound Linden Avenue traffic onto Carpinteria Avenue by way of left turn and right turn movements only.

D. Traffic signal sequencing shall be modified by Public Works at the intersection of Carpinteria Avenue and Linden Avenue.

E. Closed streets will be opened on Sunday night after vendors and equipment have been removed and street clean up is complete. Public Works will monitor the area during cleaning and opening of streets. All Public Works items will be placed at corners for pickup on Monday morning. Items such as beverage trailers, portable restrooms and roll off containers will either be located on private property or be situated close to the curbs so as to not impede traffic or pose any hazards.

F. Festival volunteers will pick up all shuttle bus direction signs.

7. **ALCOHOL SERVICE** - *We will be continuing our relationship with the Safe Servers program facilitated by the California Avocado Festival.*

   A. The California Avocado Festival is the 2026 sole vendor of beer and wine in the public right-of-way at the Festival. Approval of this special event permit will permit such vending and suspend the City's ban on consumption in the specified public area for the Festival hours only.

B. Beer and wine sales shall be from 1:00 PM to 10:30 PM on Friday, 11:00 AM until 9:30 PM on Saturday and 11:00 AM until 6:30 PM on Sunday.

C. The Festival shall acquire the necessary ABC permit and insurance.

D. Beverages will be poured into plastic containers unique to their operation.

E. Consumption of beer and wine sold by the Festival shall be limited to the designated area on Linden Ave. between 8th Street and 9th Street including the Main Stage area on 9th Street, the Avo Performing Stage seating area on 8th and the small area of Wullbrandt Way, as well as in front of the Seal Fountain. (see attached map).

F. The Festival will hire qualified security guards to monitor compliance at each booth.

G. The Festival will provide 12 guards around the perimeter of the festival to assure consumption occurs within the City's suspended ban areas (see attached map).

H. The Festival will require alcohol server awareness training for shift volunteers.

8. POLICE, FIRE, SECURITY AND COMMUNICATIONS

A. The Santa Barbara County Sheriff's Department controls all necessary law enforcement and procedures under contract to the City of Carpinteria.

B. The Festival will provide for a licensed security guard service to handle property security before and after the Festival hours of operation. The Festival will contract for security on Thursday, Friday and Saturday evenings with the number of personnel to be determined based on the number and location of exhibits.

C. The Festival will request a "Command Post" vehicle from the Sheriff's Department.

D. The Festival will obtain sufficient numbers of portable radios and/or cellular phones for troubleshooting, information requests, calls for service and emergencies. A portable or base station will be provided for the communications trailer to enhance the dispatching of EMT personnel.

E. The Fire District will require proof of flame-resistance for each tent erected. In addition, proper fire extinguishers shall be provided by the tent contract for each booth employing open flame cooking or for larger enclosed tents, as required by the California Fire Code.

F. The County Sheriff's Department and event staff will enforce the "no dog" policy. Signs will be posted at all entries.

9. UTILITIES, SANITATION, TRASH, ETC.

We will be utilizing the team and systems from recent years to maintain our Zero Waste Status.

A. The Festival will be responsible for the hook-up of all electrical appliances in a safe manner according to the Uniform Electrical Code. Vendors will be asked not to bring household type appliances or halogen lights because of their typically heavy draw on current.

B. On-site trash and garbage will be collected by a professional janitorial service contracted by the festival for that purpose. Trash and Recycling will be disposed of in 3 - 40-yard roll-off containers (plus one smaller container) by E.J. Harrison & Sons of Ventura. They will be located in the Smart & Final parking lot and on 7th Street. The contractor is also providing numerous collection receptacles in the Festival area.

C. Festival volunteers will assist in overall clean up of the area around the Festival site and will supervise and assist the on-site clean up on Saturday and Sunday evenings.

D. Appropriate containers for waste oils and grease will be provided for the food vendors and will be disposed of by a rendering company. The Festival will clean any excess grease or oils on the sidewalk or street. A post washing facility (self-contained) is being pursued for the food booth area. Food vendors are required to place appropriate flooring on the street to catch any cooking oils. All county health requirements will be met.

E. Portable sanitary facilities will be provided at various locations: CHS, 9th and Yucca, 9th and Cactus, 8th and Yucca, 7th and Linden. The Festival will contract for servicing of the facilities once on Friday twice on Saturday and once on Sunday. Toilets will be placed Thursday morning and picked up on Monday morning. Hand washing facilities will be placed at most sites.

F. The Health Department of the County of Santa Barbara is the lead agency for controlling food vending at the Festival. All food vendors are required to attend a pre-Festival meeting at Carpinteria Woman's Club with Health Department officials and must undergo a final inspection prior to first sales on Friday. All vendors will comply with Health Department rules and regulations.

G. The Festival will supply standard and handicap bathrooms and sinks at City bathroom locations. City will lock City bathrooms.

10. **INSURANCE**

A. The Festival will contract for a $2,000,000 liability insurance naming the City of Carpinteria as an additional insured. The Festival will also provide proof of insurance as required to the Carpinteria Unified School District and any other property owners who make facilities available to the Festival.

B. Proof of insurance is also required of all vendors who are selling any product/service at the Festival. Any Attraction using the City right-of-way will be required to include the city of Carpinteria as an "also insured" as well as the Festival.

11. PERMITS AND APPROVALS

A. The following permits, approvals or notifications will be obtained by the representative agencies for the Festival:

   a. Special Event Permit (City of Carpinteria).
   b. Carpinteria Unified School District for use of parking facilities
   c. Affected vendors will be required to obtain a Sales Tax permit.
   d. Food vendors will be required to obtain Public Health Department permits for their booths from Santa Barbara County (through Festival).
   e. City will request additional police services for the event from the Santa Barbara County Sheriff Department.
   f. Carpinteria-Summerland Fire Department, emergency medical services and the local schools will be notified of all street closures by the event coordinator.

12. KEY FESTIVAL PERSONNEL

A.	Olivia Sorgman	Festival Director
B.	Mike Lazaro	Vice PresidentOperations/Entertainment
C.	Melissa Brown	Board President

[redacted]

AGENDA ITEM NO. 16

This item will be available by Friday, September 11, 2026.

AGENDA ITEM NO. 17

This item will be available by Friday, September 11, 2026.