

# CITY of CARPINTERIA

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April 12, 2016

Governor's Office of Planning and Research  
Annual Progress Report to the State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

Re: City of Carpinteria General Plan Annual Progress Report 2015

Dear Colleague:

The City of Carpinteria is formally submitting our 2015 General Plan Annual Progress Report in conformance with Government Code Section 65400 (a) (2). The City Council reviewed and accepted the Annual Report at their April 11, 2016 meeting. I have enclosed a copy of the staff report which accompanied the report for the City Council's review. Please let me know if you need any additional information. I can be reached by phone at (805) 755-4414 or by email at [steveg@ci.carpinteria.ca.us](mailto:steveg@ci.carpinteria.ca.us).

Sincerely,

A handwritten signature in blue ink that reads 'Steve Goggia'.

Steve Goggia  
Community Development Director



# City of Carpinteria

## 2015 General Plan Annual Progress Report



# **ACKNOWLEDGEMENTS**

## **City Council**

Gregg A. Carty, Mayor  
Fred Shaw, Vice-Mayor  
Al Clark  
Wade Nomura  
Bradley Stein

## **Planning Commission**

John Moyer, Chair  
John Callender, Vice-Chair  
David Allen  
Jane Benefield  
Glenn La Fevers

## **City Staff**

Dave Durflinger, City Manager  
Steve Goggia, Community Development Director  
Matt Roberts, Parks and Recreation Director  
Charles Ebeling, Public Works Director  
John Thornberry, Administrative Services Director  
Shanna R. Farley-Judkins, Assistant Planner  
Isabel Jimenez, Community Development Intern

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**Attachment 1**

**2015 Housing Element Annual Progress Report**

**Attachment 2**

**2015 Work Plan Accomplishments Table**

# 2015 General Plan Annual Report

## City of Carpinteria

### I. Introduction

California Government Code Section 65400(a) (2) requires an annual report on the status of the General Plan and the City's progress in its implementation, including progress in meeting its share of regional housing needs. This Annual Report must be submitted to the City Council and the Office of Planning and Research (OPR) each year; a separate annual report detailing the City's progress toward implementing its Housing Element was previously sent to the Department of Housing and Community Development (HCD). This is an opportunity to review activities and projects of the prior year in the areas of development and other programs that work toward implementing the City's General Plan.

#### **Background**

Carpinteria adopted an update of its General Plan and Coastal Land Use Plan in January 2003. The General Plan identifies the central goal of the community:

*To preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens.*

Since its adoption in 2003, the City has worked to implement the policies outlined in the General Plan. The various departments that make up the City of Carpinteria work together to implement various aspects of the General Plan. These departments include organization general government, the City Manager's office, Human Resources, Risk Management, Administrative Services; i.e. Finance, Parks and Recreation, Public Works, and Community Development. The General Plan is designed to be consistent with the California Coastal Act and the Land Use Plan is a part of the City's Local Coastal Program.

This report is organized to comply with OPR's General Plan Guidelines, including environmental justice considerations, and consultation with Native American tribes. The report includes sections that correlate with the Elements of the General Plan and details important information and events from the 2015 calendar year.

#### **Informational Document**

This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.

#### **Document Organization**

After this introduction, a summary of projects and issues addressed in the last year is provided, and then discussed in the context of each General Plan Element. Appendix A includes the City

Council Adopted 2015 Annual Housing Element Progress Report. Appendix B includes the 2015 Work Plan Accomplishments Table from the 2015 City of Carpinteria Annual Work Plan.

## **II. Plans, Projects and Accomplishments**

During 2015, the City reviewed numerous projects through the development review process and participated in numerous planning efforts. The following summaries provide a general overview of the projects, programs and permits that were reviewed. These summaries are general and are not intended to be exhaustive.

### **Building Permits**

The Building Division issued 277 Building Permits during 2015. Of these, approximately 62 were first reviewed by the Planning Division for Zoning and General Plan consistency. Building Permits were issued for five new single-family dwelling, eight commercial tenant improvements, 12 residential additions, 12 solar photovoltaic power systems and various other energy reducing water heaters, LED lighting and other minor permits throughout the City. Certificates of Occupancy were issued for one single family home and 43 apartment units.

### **Planning Permits**

The Planning Division processed a variety of planning permits during 2015, including development plans, conditional use permits, coastal development permits, parcel maps, and associated environmental review documents, as needed.

During 2015, the Planning Commission reviewed the following application types:

- 6 Development Plans/Amendments/Revisions
- 14 Coastal Development Permits
- 7 Conditional Use Permits/Revisions
- 3 Tentative Tract/Tentative Parcel Maps
- 1 Lot Line Adjustment
- 2 Development Permit Time Extensions
- 2 Annual Reports
- 2 Rezones/General Plan Amendments/Local Coastal Program Amendments
- 1 Zone Code Text Amendment/General Plan Amendment/ LCP Amendment
- 1 Lot Line Adjustments

During 2015, the Architectural Review Board reviewed 38 items, which consisted of 29 separate projects. Of those reviewed, 20 projects resulted on favorable recommendations to the Community Development Department or Planning Commission.

The City Council reviewed various programs, projects and regulations in 2015. The City Council considered the South Coast Energy Efficiency Partnership, Santa Maria Rail Extension Project, Community Choice Aggregation Feasibility Study, Transportation Corridor Overlay, Solar Energy Permitting, Spay Neuter Ordinance, and Conceptual Review of Bluffs I Area. The City Council

adopted a temporary urgency ordinance to implement a moratorium on the issuance of Vacation Rental Licenses.

### **Code Compliance**

The Code Compliance Division works diligently to abate code violations through voluntary and if needed, mandatory actions.

During 2015, the Division abated the following:

- 52 Zoning Violations
- 8 Garage Conversion Violations
- 20 Building Code Violations
- 5 Unpermitted Signs
- 46 Public Nuisance Violations
- 50 Smoking Regulations Violations
- 2,159 Parking Tickets
- 55 Graffiti Sites

The City issued 29 Compliance Orders throughout 2015. Twenty Building Permits were issued to resolve Code violations in 2015. The City issued 125 Administrative Citations, of which 26 were issued as warnings. Of the remaining Citations, 50 were paid in full by the end of 2015. Although many violations required formal citations, many other violations remain undocumented due to voluntary compliance efforts that are resolved without citation or formal compliance efforts. In 2015, voluntary compliance efforts were successful in abating unpermitted advertising banners, parking concerns, weed abatement and many other minor violations.

The Code Compliance Division also manages the Single Family Rental Housing Inspection Program. The Program is intended to verify that the rental housing stock in the City's single family neighborhoods is maintained to ensure quality of life for residents and to meet the standards of the Municipal Code. During 2015, the Division issued 35 Certificates of Occupancy and Business Licenses as part of the program.

### **Development and Project Review**

The City has reviewed a variety of projects that impact land use, community design and other elements of the General Plan. The following is a summary of projects and plans, both City-sponsored and privately driven, that were reviewed by the City Council and Planning Commission during 2015.

## City Council

### **Extension of an Agreement between the City of Carpinteria and the Housing Trust Fund of Santa Barbara County for Implementation of the Workforce Homebuyer Down Payment Loan Program**

01/12/2015

The City Council authorized the City Manager to sign an agreement between the City of Carpinteria and the Housing Trust Fund of Santa Barbara County to extend the term to implement the Workforce Homebuyer Down Payment Loan Program through December 31, 2016.



### **A Request to Enter into a Memorandum of Understanding (MOU) with the California Coastal Commission and the State Lands Commission**

01/26/2015

The City Council received and filed a request to enter a Memorandum of Understanding (MOU) with the California Coastal Commission and the State Lands Commission to Establish a Joint Review Panel for Review of the Environmental Impact Report (EIR) for the Paredon Project proposed by Venoco, Incorporated.



### **A Request to Authorize an Agreement for Professional Consultant Services with Marine Research Specialists (MRS)**

01/26/2015

The City Council accepted the Marine Research Specialists (MRS) proposal and authorized the City Manager to execute a contract agreement for Professional Consultant Services with Marine Research Specialists (MRS) to prepare an Environmental Impact Report for the Paredon Project Proposed by Venoco, Incorporated in a final form approved by the City Attorney.



**Authorization for the Mayor to Sign a Letter to Caltrans Regarding the US 101 Northbound Lane Configurations**

01/26/2015

The City Council authorized the Mayor to sign a letter to Caltrans regarding the US 101 Northbound 3 lane to 2 lane transition at the Ballard Interchange On-Ramp.



**2015 South County Energy Efficiency Partnership Agreement Extension**

02/09/2015

The City Council authorized the City Manager to sign the South County Energy Efficiency Partnership Agreement Extension. The South County Energy Efficiency Partnership Program assists the State of California in meeting its long term Energy Efficiency Strategic Plan goals.

**Submittal of Grant Applications to the State Department of Housing and Community Development for a Housing-Related Parks program**

02/09/2015

The City Council adopted Resolution 5589 and authorized the Community Development Director to submit a grant application to the State Department of Housing and Community Development to fund the purchase and installation of new playground equipment and other park amenities for Memorial Park.

**Appointments to Integrated Pest Management (IPM) Committee**

02/09/2015

The City Council approved to adopt Resolution No. 5598 approving appointments to the Integrated Pest Management Advisory Committee. The Integrated Pest Management Advisory Committee is comprised of up to nine members that include a representative from the Parks and Recreation Department, the Public Works Department, the Bluffs Advisory Committee, and at least two at-large community members that can make recommendations on implementation and amendments to the Integrated Pest Management Policy.



**Consider Reducing the Size of the Carpinteria First Committee**

02/23/2015

The City Council approved reducing the Carpinteria First Committee size from nine to seven members and changing the corresponding at-large and Chamber committee representatives from four to three.



**Traffic Safety Committee Recommendations**

02/23/2015

The City Council adopted Resolution No. 5597 to approve the recommendation of the Traffic Safety Committee from its meeting of February 5, 2015, to extend an



existing red curb due to the difficulty seeing on-coming traffic on Via Real from Palmetto Way.

**Request to Reserve City Funds from the Community Development Block Grant (CDBG) Entitlement to the City of Carpinteria Public Works Department for the Carpinteria Children's Project (Main School)**

02/23/2015

The City Council accepted to reserve 100% of the City Funds from the Community Development Block Grant Entitlement to the City of Carpinteria Public Works Department for the Carpinteria Children's Project (Main School) Sidewalk in-fill project at Sixth Street and Walnut Avenue.



**Receive Recommendations on the Community Development Block Grant (CDBG) Public Services Grant Applications and Allocate Program Funds for 2015-2016.**

02/23/2015

The City Council approved to allocate funding as recommended by the Community Development Block Grant Committee for 2015-2016, Peoples' Self-Help Housing, Supportive Housing Program (50%) and Peoples' Self Help Housing, After School Youth Education (50%).



**Proposed Food Concessionaire Agreement**

03/09/2015

The City Council accepted and authorized the City Manager to execute a food concessionaire agreement located adjacent to the Linden Avenue street end. The concession is present during the day over the summer months and is removed from the site each evening.



**Update of the City's American's with Disabilities Act Transition Plan.**

03/09/2015

The City Council approved and authorized the Mayor to sign the agreement with Disability Access Consultants to update the City's Americans with Disabilities Act Transition Plan.



**Agreement with COM3 Consulting for Updating the Development Impact Fee and Capital Improvement Programs**

03/09/2015

The City Council authorized Vice Mayor Shaw to sign an agreement with COM3 Consulting for updating the Development Impact Fee and Capital Improvement Programs.

**Closeout Agreement and Release of Claims for Seaside Park Project**

03/09/2015

The City Council authorized the Mayor to sign a Closeout Agreement for the Seaside Park Project, and to formally accept the work performed by DPM Construction Company by having the City Manager sign and record the Notice of Completion.



**Measure A 5-Year Local Program of Projects for Fiscal Years (2015-16)-(2019-20)**

03/09/2015

The City Council adopted Resolution No. 5590 to approve the Measure A Five year Local Program of Projects, which extends for 30 years the one-half percent sales tax for transportation purposes formerly known as Measure D, for Fiscal Years 2015-16 through 2019-2020.



**Report on Railroad Transportation of Crude Oil and Other Hazardous Materials and Consider Sending a Letter to the U.S. Department of Transportation to Advocate for Safety Improvements**

03/23/2015

The City Council received a report on Railroad Transportation of Crude Oil and Other Hazardous Materials and authorized the Mayor to sign on behalf of the City Council the letter to the U.S. Department of Transportation and other federal agencies to advocate for Safety Improvements.



**Review of the 2014 Annual Report to the State Department of Housing and Community Development on the Status of the Housing Element**

03/23/2015

The City Council accepted the Annual Report on the status of the Housing Element Program implementation and directed the Community Development Director to submit the document to the State Department of Housing and Community Development.

*City of Carpinteria*



2014  
Housing Element  
Annual Progress Report



March 2015

**Review of Home Sales Prices and Adjusting the In-lieu Affordable Housing Fee Pursuant to Carpinteria Municipal Code §14.75 Inclusionary Housing Requirement**

03/23/2015

The City Council received and filed the report of the City's home sale prices for 2014 and adopted Resolution No. 5600, setting the affordable housing in-lieu fee for condominiums and single-family dwellings in 2015.



**Permit Processing Fee Waiver for Off-Leash Dog Park**

03/23/2015

The City Council granted a permit processing fee waiver, waiving the permit processing fees for a Conditional Use Permit and Coastal Development Permit for an off-leash dog park in an amount not to exceed \$4,000.



**Consider Adoption of an Ordinance, Amending Chapter 2.17 of the Carpinteria Municipal Code Relating to Performance Guarantee Bonds for Development Projects**

04/13/2015

The City Council approved the first reading of Ordinance No. 701, amending sections 2.17.040 and 2.17.110 of the Carpinteria Municipal Code to adjust the bond amounts for small developments and authorize the City Manager to release certain bonds and, to continue for second reading to the City Council meeting of April 27, 2015.

**Adoption of an Ordinance Amending Section 12.04.070 of the Carpinteria Municipal Code Relating to the City Engineer’s Issuance of Annual Permits for Work in the Public Street Rights of Way**

04/13/2015

The City Council approved the first reading of Ordinance No. 707 to amend section 12.04070 of the Carpinteria Municipal Code to increase the value of work allowed under annual permits to twenty-five thousand dollars with corrections made by the City Attorney and, to continue for second reading at the City Council meeting of April 27, 2015.

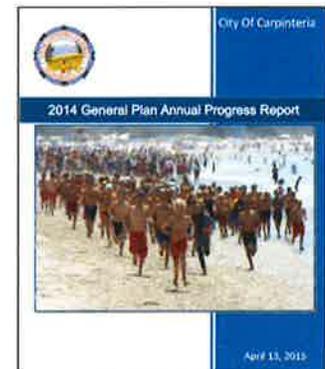


**2014 General Plan Annual Progress Report**

04/13/2015

The City Council accepted the 2014 General Plan Annual Progress Report and directed the Community Development Director to submit it to the Governor’s Office of Planning and Research.

(Staff Presenter: Shanna Farley-Judkins, Assistant Planner)



**Sending of a Letter to the San Luis Obispo County Planning Commission in regards to the Phillips 66 Santa Maria Refinery Rail Spur Extension Project**

04/13/2015

The City Council approved and authorized the Mayor to sign on behalf of the City Council a letter to the San Luis Obispo County Planning Commission in opposition of the proposed Phillips 66 Santa Maria Refinery Rail Spur Extension Project.



**50<sup>th</sup> Anniversary City Seal**

04/27/2015

The City Council approved Resolution No. 5608 to allow use for official purposes a 50<sup>th</sup> Anniversary seal and authorize that letters be sent under the Mayor's signature to Carpinteria's federal and state representatives and other public agencies as deemed appropriate in order to communicate information about the City's anniversary and invite participation at specific events.



**Report on Street Lighting District No. 1 for Fiscal Year 2015-16**

04/27/2015

The City Council adopted Resolution Nos. 5604 and 5605, acting to accept and file the mandatory annual report and set the matter of the continuation of Street Lighting District No. 1 for fiscal year 2015-16 for public hearing at the regular City Council meeting of May 26, 2015.



**Report on Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2015-16**

04/27/2015

The City Council adopted Resolution Nos. 5594 and 5595 to approve the mandatory annual report and budget and to set the matter of the continuation of Parking and Business Improvement Area District No. 4 for fiscal year 2015-2016 to be continued at the City Council meeting of May 26, 2015.



**Closeout of City Maintenance Project No. 15018, Ninth Street Pedestrian Bridge Replacement Project**

04/27/2015

The City Council authorized the Mayor to sign a Closeout Agreement and Release of Claims for City Maintenance Project No. 15018, Ninth Street Pedestrian Bridge Replacement Project, with J&H Engineering, and directed the City Clerk to release Performance Bond No. 2190199 in the amount of \$231,248.15.



**Updating the City’s Capital Improvement Plan and Highway Interchanges and Bridges Development Impact Fee and Ending the Temporary Reduction of the City’s Highway Interchanges and Bridges Development Impact Fee**

04/27/2015

The City Council adopted Resolution No. 5592 to update the City’s Capital Improvement Plan and Highway Interchanges and Bridges Development Impact Fee; it ends the temporary reduction of the City’s Highway Interchanges and Bridges Development Impact Fee.



**Inquiry from County of Santa Barbara about City Interest in Participation in a Community Choice Aggregation Feasibility Study.**

05/26/2015

The City Council directed the City Manager to reply to an inquiry from the County of Santa Barbara about City Participation in a Community Choice Aggregation Feasibility Study. The County of Santa Barbara is in the process of exploring the feasibility of a CCA in Santa Barbara County. In order to initiate this process, it is asking cities in the County if they have interest in participating in a CCA evaluation and, if so, would they be able to contribute financially to a Feasibility Study.



**Authorization to Include a \$500,000 Pavement Rehabilitation Project in the Fiscal Year 2015-2016 City of Carpinteria Department of Public Works Annual Budget.**

05/26/2015

The City Council authorized the Department of Public Works to include a \$500,000 Pavement Rehabilitation Project in the fiscal year 2015-16 City of Carpinteria Budget with funding from the General Fund Available Fund Balance, and to provide a report on proposed a proposed pavement maintenance priorities to the City Council for consideration.



**Authorization to Advertise City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project for Formal Bid**

05/26/2015

The City Council authorized City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project to be advertised for a formal bid. The plans include adding sidewalk along westbound Via Real with new American with Disabilities Act (ADA) compliant curb ramps at the Via Real/Cravens Lane intersection and at the entrance to The Sandpiper MHP. The project also proposes to modify a driveway for improved accessibility and clear a pathway through areas currently not suitable for pedestrian travel.



**Levying an Annual Assessment for the Winter Protection Berm Assessment District No. 5**

05/26/2016

The City Council adopted Resolution No. 5612 to levy the annual assessment for the Winter Protection Berm Assessment District No. 5 for the 2015-2016 Fiscal Year.



**Cooperation Agreement for the Santa Barbara County HOME Consortium**

05/26/2015

The City Council authorized the City Manager to sign the Cooperation Agreement for the Santa Barbara County HOME Consortium for three federal fiscal years of 2016-2018. By participating in the Consortium, the City is eligible to receive funding to support affordable housing development.



**Review of an Agreement between the City of Carpinteria and the County of Santa Barbara to provide Energy Division Services to the City for Oil and Gas Matters**

05/26/2015

The City Council authorized the Mayor to sign an agreement between the City of Carpinteria and the County of Santa Barbara Energy Division for planning services pertaining to oil and gas development.



**Consideration of Adoption of the 2015-16 Budget and Setting of Appropriation Limits as Required by State Law**

06/08/2015

The City Council received and approved Resolution Nos. 5620, 5621 and 5622, thereby approving the municipal budget for 2015-16, and setting related appropriation limits in compliance with State law.



**Local Coastal Program Amendments Creating a Transportation Corridor Wetland Overlay District, Whitney Site Agricultural Overlay District and Redesignating Land from Agriculture to Transportation Corridor**

06/22/2015

The City Council adopted Resolution No. 5623 as amended and Resolution No. 5624, authorizing staff to submit the Local Coastal Program Amendments to the Coastal Commission to accommodate development of three inter-related transportation improvement projects including the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, the South Coast 101 High Occupancy Vehicle (HOV) Lanes, and the Santa Claus Lane Bike Path.



**Letter in opposition to Assembly Bill 718 (Chu)**

06/22/2015

The City Council authorized the Mayor to sign a letter of opposition to Assembly Bill 718, a proposed law that would, in part, prohibit cities and counties from establishing bans on vehicle camping in public streets and parking lots.



**Termination of Agreement for Land Development Improvements between the City of Carpinteria and the Bluffs Group III Associated with the Development of the Ocean Front Corporate Center**

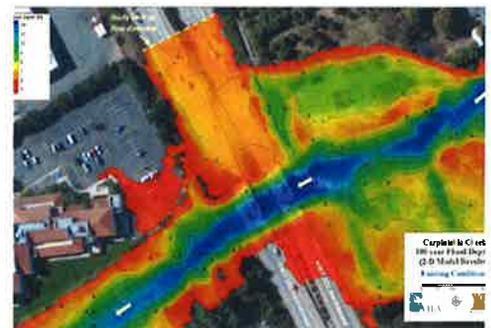
07/13/2015

The City Council authorized the city manager to sign a termination agreement to cease the agreement for land and development improvements between the City of Carpinteria and the Bluffs Group III associated with the development of the Ocean Front Corporate Center.

**Authorization to submit request for Letter of Map Revision for the Carpinteria Creek area of the Federal Emergency Management Agency's Carpinteria Flood Insurance Rate Map**

07/13/2015

The City Council authorized the City of Carpinteria's Floodplain Manager to submit a letter of Map Revision (LOMR) request for the Carpinteria Creek area of the Flood Insurance Rate Map (FIRM) to the Federal Emergency Management Agency (FEMA).



**Carpinteria Municipal Code Amendment Adding Chapter 15.29  
Relating to Solar Energy Permitting**

07/13/2015

The City Council approved the first reading of Ordinance No.702, to approve an expedited, streamlined permitting process for small residential rooftop solar systems, and to continue the matter the second reading at the July 27, 2015 City Council Meeting.



**Pavement Maintenance Project Street Selection Methodology and Authorization to Advertise Project No. 15078, Citywide Pavement Maintenance Project**

08/10/2015

The City Council approved Project No. 15068 – Citywide Pavement Maintenance Project with streets selected based on the approach of using the StreetSaver Pavement Management Program database and a newly completed field review by Pavement Engineering Incorporated.



**Annual Review of the City’s Development Impact Fee Program and Capital Improvement Plan**

08/10/2015

The City Council adopted Resolution No. 5570, updating the City’s Capital Improvement Plan and approving and supporting the Annual Report of the City’s Development Impact Fee Program. The fees will automatically be updated upon release of the Caltrans Selected Highway Construction Price Index and Santa Barbara County Assessor’s percentage change of the median price of a single family home in the County.



**Annual Review of Fire Protection Mitigation Fee Program and Fee Adjustment**

08/10/2015

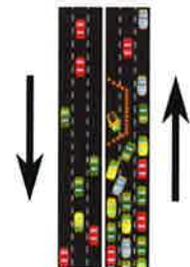
The City Council approved and adopted Resolution No. 5569 updating the Fire Protection Mitigation Fee Schedule for Development, and authorizing and accepting the Carpinteria- Summerland Fire Protection District’s Annual Report.



**Approval of Agreement with Stantec Consulting Services Inc. for Traffic Engineering**

09/14/2015

The City Council authorized the City Manager to sign the agreement with Stantec Consulting Services Inc. for traffic engineering services.



**Approval of Contract Agreement No. 4 with Drake Haglan and Associates for Preliminary Engineering Services for the Carpinteria Avenue Bridge Replacement Project.**

09/14/2015

The City Council approved and authorized the Mayor to sign Amendment No. 4 to the agreement with Drake Haglan and Associated for Preliminary Engineering Services for the Carpinteria Avenue Bridge Replacement Project in the amount of \$78,802.



**Second Amendment to Lease with Ellwood Pipeline, Inc., for Submerged Pipelines Serving Platforms Gail and Grace**

09/14/2015

The City Council approved and authorized the Mayor to execute a Second Amendment to a Lease Agreement between the City of Carpinteria and Ellwood Pipeline, INC., ("Ellwood") a subsidiary of Venoco, Inc., for an extended term of eighteen months, beginning September 27, 2015, and ending March 26, 201. Review for Exemption; and approve and direct staff to file and post the attached Notice of Exemption on that basis.



**Request from County of Santa Barbara to contribute funds for a planned Community Choice Energy Feasibility Study**

09/14/2015

The City Council approved the participation of the City in the Community Choice Energy feasibility study and working group and approved appropriation of \$7,500 from the General Fund unallocated balance to Account No. 1012220, Contract Services, and City Administration.



**Special Event Permit for the Golden Jubilee and 2015 Avocado Festival**

09/14/2015

The City Council authorized the issuance of a special event permit for the City's Golden Jubilee and 2015 California Avocado Festival with special conditions; make the determinations that the area within the beer garden boundaries is a Public Park, pursuant to C.M.C. §10.68.010; and authorize expenditure of City resources as detailed in the staff report.



**Amendment of Title 6 of the Carpinteria Municipal Code to Include a Spay Neuter Requirement for Dogs and Cats Living in the City and Updates to Other Animal Control Sections of Code**

09/14/2015

The City Council approved an amendment of Title 6 of the Carpinteria Municipal Code by adopting the proposed spay-neuter Ordinance No. 704 which would require residents of the City to spay or neuter their dog or cat unless as provided for by exemptions specified within the ordinance, and updating other sections of Title 6 related to animal control.



**Conceptual Review of a Planned Unit Development Project**

09/21/2015

The City Council met to discuss public input and provide review and commentary on the multi-use project proposal of a Planned Unit Development project on two parcels totaling 27.30 acres located in the Carpinteria Bluffs Area 1 planning area.



**Agreement between Santa Barbara Metropolitan Transit and City of Carpinteria Facility Support for Carpinteria Electric Shuttle Service**

10/12/2015

The City Council approved an agreement between the Santa Barbara Metropolitan Transit and the City of Carpinteria Facility Support for a Carpinteria Electric Shuttle Service.



**Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension Local Coastal Program Amendments**

10/12/2015

The City Council voted to adopt Ordinance No. 703 incorporating and accepting the Coastal Commission suggested modifications to amend the City’s Local Coastal Program, thereby creating chapter 14.41 and 14.45 of the Carpinteria Municipal Code and amending Chapter 14.42 of the Carpinteria Municipal Code, and continue consideration of Ordinance 703 to the City Council’s meeting of October 26<sup>th</sup>, 2015 for passage of the Ordinance on second reading: and adopt Resolution No. 5629 accepting the Coastal Commission suggested modifications to amend the City’s Local Coastal Program, adding Policies OSC-3E and OSC-15E to the Coastal Land Use Plan; amending Coastal Land Use Plan Implementation Policy 12 (policy 9-4 of the 1980 CLUP); and taking appropriate actions to effectuate Local Coastal Program Amendment LCP-4-CPN-15-0018-1.



**Grant of Sewer Easement and Agreement**

10/12/2015

The City Council adopted Resolution No. 5574 conveying a nonexclusive easement on City owned property for the benefit of Carpinteria Sanitary District. It is subject to terms and conditions in the Grant of Sewer Easement and Agreement thereon.



**A Letter of Support Concerning Senate Bill 593 (McGuire), a Proposed State Law that would Establish Regulations Applying to Operators on Online Vacation Rental Hosting Platforms**

The City Council approved the letter of support for SB 593, authorizing the letter to be signed by the Mayor and transmitted to the bill’s author, and for the City of Carpinteria to be listed along with other supporters of the bill.



**Bob Hansen Creeks Preservation Program Annual Report**  
10/26/2015

The City Council received and filed the Bob Hansen Creeks Preservation Program Annual Report.



**Adoption of Interim Urgency Ordinance No. 705, Establishing a Temporary Moratorium on Short Term Rental Use**

10/26/2015

The City Council adopted Ordinance No. 705, establishing a temporary moratorium on Short Term Rental use in the City of Carpinteria to take effective immediately. The temporary moratorium ensures that, while the City studies, develops, and considers regulations, that STRs are not established that could conflict with the regulations ultimately adopted by the City.



**Status Report on the Installation of a Skate Park**  
10/26/2015

The City Council directed staff to work with the Skate Park Foundation to discuss terms of a Memorandum of Understanding for City Council approval and proceed with a concept design for a skate park at the eastern most area of the City Hall site.



**2015 Economic Vitality Program Report that Includes a 2015 Carpinteria Valley Economic Profile / Presentation by The California Economic Forecast Director, Mark Schniepp.**

11/09/2015

The City Council received and filed 2015 annual report regarding the City’s Economic Vitality Program including a 2015 Carpinteria Valley Economic Profile presentation by The California Economic Forecast Director, Mark Schniepp and direct staff as determined appropriate.



**Adoption of Resolution No. 5635, Authorizing the Mayor to Sign and Issue Subpoenas for Certain Records Related to Short-term Rentals Being Operated in Prohibited Zoning Districts Within the City**

11/23/2015

The City Council adopted Resolution No. 5635 to authorize the Mayor of the City of Carpinteria to sign and issue subpoenas for certain records related to short-term rentals being operated in prohibited zoning districts throughout the City.



**Agreement between County of Santa Barbara and City of Carpinteria for Supplemental Funding for Mental Health Mobile Crisis Services**

12/14/15

The City Council authorized the Mayor to sign an agreement between the County of Santa Barbara and the City of Carpinteria for supplemental funding for Mental Health Mobile Crisis Services for a three year term ending June 30, 2018, and for a total cost of \$6,645.



## Planning Commission

### **Olson Residence**

02/02/2015

The Planning Commission approved a Development Plan and Coastal Development Permit to demolish an existing 798 square foot single family dwelling and 252 square foot detached garage and construct a new two story 2,634 square foot single family dwelling with attached two-car garage with the recommendation to lower the overall height by 18 inches. The proposed setback modification would allow a covered porch to encroach seven feet into the required front setback.

(Staff Presenter: Nick Bobroff, Associate Planner)



### **Schaff Lot Line Adjustment**

02/02/2015

The Planning Commission adopted a Resolution approving a Lot Line Adjustment and Coastal Development Permit under the provisions of Carpinteria Municipal Code Chapters 16 and 14, to adjust the property lines between three existing lots. Lot 1 would increase in size from 1.224 acres to 1.233 acres.

(Staff Presenter: Nick Bobroff, Associate Planner)

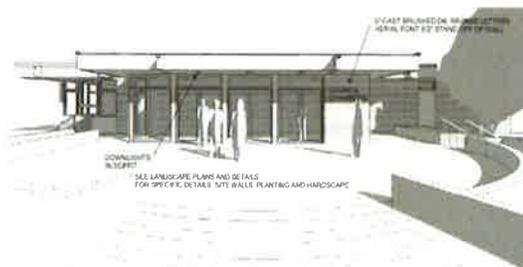


### **City Hall Improvements**

03/02/2015

The Planning Commission approved a Development Plan and Coastal Development Permit to expand the existing Foyer at the west side of Carpinteria City Hall, reconfigure the outdoor hardscape and landscape along the west side and front elevations, improve the main entrance to the lobby and install new signage.

(Staff Presenter: Steve Goggia, Senior Planner)



### **D'Urbano Lot Split**

03/02/2015

The Planning Commission adopted the resolution to approve a Tentative Parcel Map and Coastal Development Permit under the provisions of Carpinteria Municipal Code Chapters 16 and 14, to divide a 12,150 square foot parcel into two parcels of 6,101 and 6,049 square feet. (Staff Presenter: Steve Goggia, Senior Planner)



**Procore Shade Sails**

04/06/2015

The Planning Commission approved a Development Plan Revision and Coastal Development Permit to allow the installation of a shade sail structure consisting of six steel posts and two shade sails, with an additional condition about the signage as discussed by staff.

(Staff Presenter: Steve Goggia, Senior Planner)



**Safety Town at Carpinteria Children's Project**

04/06/2015

The Planning Commission approved a temporary use permit to allow a children's traffic safety learning program ("Safety Town") at the Carpinteria Children's Project site, with addition of two items to the Conditions of Approval: 1) a maximum of 64 kindergarten/first grade children may participate and, 2) regularly scheduled activities will be curtailed during the week the program is in place.

(Staff Presenter: Jackie Campbell, Community Development Director)



**Rincon Trail**

05/04/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to construct the trailhead and a portion of the Rincon Trail within the City's jurisdiction connecting the east end of Carpinteria Avenue to Rincon Beach County Park. The trailhead would be developed with 17 public parking spaces and a rest area with three picnic tables within the City's jurisdiction.

(Staff Presenter: Steve Goggia, Senior Planner)



**Steadfast Assisted Living of Carpinteria**

05/04/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to convert a 51,539 square foot office building into a 76 -bed Residential Care facility for the Elderly (RCFE) under the provisions of the Commercial Planned Development Zone District including the addition of a condition addressing outside storage.

(Staff Presenter: Steve Goggia, Senior Planner)



### **Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension**

05/18/2015

The Planning Commission recommended that the City Council conceptually approve a Conditional Use Permit and Coastal Development Permit to reconstruct the Casitas Pass Road and Linden Avenue interchanges and construct an extension of Via Real as a continuous frontage road on the north side of US 101. Staff would be directed to further outline and detail the Conditions of Approval and City Council would be advised to adopt Resolution 15-011 so amended.

(Planner: Jonathan Leech, Contract Planner)



### **City of Carpinteria Local Coastal Program Amendments**

05/18/2015

The Planning Commission recommended that the City Council approve the Local Coastal Program Amendments, Project 09-1522-LCPA, to create the transportation Corridor Wetland Overlay and the Whitney Site Agricultural Overlay Districts; and suggested that the City Council adopt a Resolution to initiate the removal of APNs 001-080-033 and 001-180-026 from the City's Sphere of influence. Planning Commission also recommended that the City Council submit the Local Coastal Program Amendments to the California Coastal Commission for consideration and approval.

(Planner: Jonathan Leech, Contract Planner)



### **Shaw Residence Reconstruction**

06/01/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to allow a legal nonconforming 385 square foot master bedroom to be rebuilt within the required 15-foot rear setback under the provisions of Carpinteria Municipal Code §14.82, Nonconforming Uses.

(Staff presenter: Nick Bobroff, Associate Planner)



### **Carpinteria Sanitary District Sewer Line Replacement**

06/01/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to abandon an existing sewer line over Carpinteria Creek and its associated manholes. A replacement sewer line approximately 20 feet under the creek just north of US 101 would be constructed and new manholes would be installed.

(Staff presenter: Shanna Farley-Judkins, Assistant Planner)



**Carpinteria Arts Center Time Extension**

06/01/2015

The Planning Commission granted a 48-month time extension from the date of the project approval for the Carpinteria Arts Center.

(Staff presenter: Nick Bobroff, Associate Planner)



**Mimaki Grading and Creek Restoration**

08/03/2015

The Planning Commission approved a Conditional Use Permit to grade a 15-acre site for future agricultural uses and to allow the restoration of unpermitted destruction of 13,000 square feet of Environmental Sensitive Habitat Area within the Carpinteria Creek Corridor.

(Staff presenter: Nick Bobroff, Associate Planner)



**Wright Garage**

09/08/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to allow an existing legal nonconforming carport to be enclosed to create a single-car garage in the same building footprint.

(Staff presenter: Nick Bobroff, Associate Planner)



**Sanctuary Beach Condominiums**

11/02/2015

The Planning Commission approved a Development Plan including a Tentative Parcel Map and Coastal Development Permit to demolish an existing private tennis court and construct four two-story residential condominiums under the provisions of the Commercial Planned Development Zone District with a Residential Overlay.

(Staff presenter: Steve Goggia, Senior Planner)



**Short-term Rental Ordinance Discussion**

12/07/2015

The Planning Commission discussed the initial options to develop an Ordinance to regulate Vacation Rentals and Home Stays.

(Staff presenter: Shanna Farley-Judkins, Assistant Planner)



**699 Linden Ave Restaurant Remodel**

12/07/2015

The Planning Commission approved a Development Plan and Coastal Development Permit for the remodel of an existing restaurant and a modification to the front setback.

(Staff presenter: Nick Bobroff, Associate Planner)



#### **IV. General Plan Elements**

This Progress Report discusses specific projects and policies that demonstrate the implementation of the goals outlined in the General Plan.

##### **Land Use Element**

The Land Use Element establishes the type and density of land uses and guides growth and development by presenting a plan that reflects the community's desire to maintain and enhance an enjoyable, balanced quality of life. This basic tenet is expressed in the community's goal:

*To preserve the essential character of this small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings, while enhancing recreational, cultural and economic opportunities for residents.*

Other goals include the following:

- *Adopt and amend as necessary a Sphere of Influence that serves to establish the basis for annexation of certain land contiguous to City limits;*
- *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing;*
- *Maintain availability of agriculture, coastal-dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses;*
- *Influence land use decision-making, use and development patterns in the unincorporated Carpinteria Valley to be supportive of the California Coastal Act and City objectives to preserve unique coastal resources by establishing open-field agricultural use as the predominant use in the unincorporated Valley;*
- *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge;*
- *Protect the natural environment within and surrounding Carpinteria; and*
- *Establish the basis for orderly, well-planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

##### **Zoning Code Update**

The General Plan/Coastal Plan establishes land use designations throughout the community. The City's Land Use Map identifies specified land use areas, including Agriculture, Residential, Commercial, Industrial and Open Space/Recreation. As part of the City's effort to update its Zoning Code, vertical consistency between the Land Use Designations and zone districts will be established. This major work effort is in progress and involves a comprehensive restructuring of the City's Zoning Code which is expected to be released for public review in summer/fall 2016.

### **Development Review**

In its review of individual development projects in the City, decision-makers hold these Land Use Element policies at the forefront of any discretionary process. Carpinteria has maintained its charm and character over the years due to the strong community support for these basic tenets of sound planning. In summary, the policies encourage growth that is appropriate to and respects the environmental resources which are integral to the quality of life for residents and the attractiveness of Carpinteria as a destination for visitors.

The City has encouraged infill development and promotes the redevelopment of dilapidated housing with new residential development that maintains the small beach town character. Various commercial and industrial vacancies became occupied. Many homes were improved through remodels or additions during the 2015 period. Working closely with the County, the City strives to achieve a balance of jobs and housing. In addition, the City reviews new development proposals to promote a balance in the commercial sector between retail and service needs, including services that serve residents as well as visitors. In this process, the Architectural Review Board and Planning Commission work cooperatively during planning review to ensure that the City's character is maintained while supporting economic vitality. All new development and redevelopment is carefully reviewed to ensure compatibility with the surrounding neighborhood.

### **Coastal Act**

The City's small size is a result of surrounding land use constraints that have limited its ability to expand. Local land use policies support the protection of coastal agriculture and the geographically distinct rural character of the Carpinteria Valley. These geographic and policy-protected areas prevent sprawl and constrain the City to 2.6 square miles of land. The Pacific Ocean is to the south of the City, a mountain range and prime agricultural lands protected under the California Coastal Act are to the north, to the east is the County of Ventura and to the west are federally protected wetlands as well as Coastal Act protected agricultural lands located in the County of Santa Barbara. The Land Use Plan directs actions and guidelines for land use types, intensity of uses, coastal access, resource protection and other development policies necessary to implement the Coastal Act.

### **Coastal and Agricultural Resources**

The City has identified ways to achieve the objective of preserving its coastal and agricultural resources, such as by establishing a greenbelt of open space surrounding the City that includes undeveloped land and open-field agriculture. This effort is further supported by Coastal Act policies that limit conversion of lands with prime agricultural soil to development.

In addition, Carpinteria participates with the County of Santa Barbara in the land use planning process and review of development projects within the Carpinteria Valley. The City is part of the County's mailing list, which legally obligates the County to notify the City of Carpinteria of development proposals in the area. Proposals are then reviewed through the Community Development Department and comments to the County are submitted as appropriate.

Likewise, the City provides notification to the County when development is proposed adjacent to the City's boundaries. This same process applies to local special districts whose district boundaries include both incorporated and unincorporated lands in the Carpinteria Valley.

### **Jobs and Housing Needs**

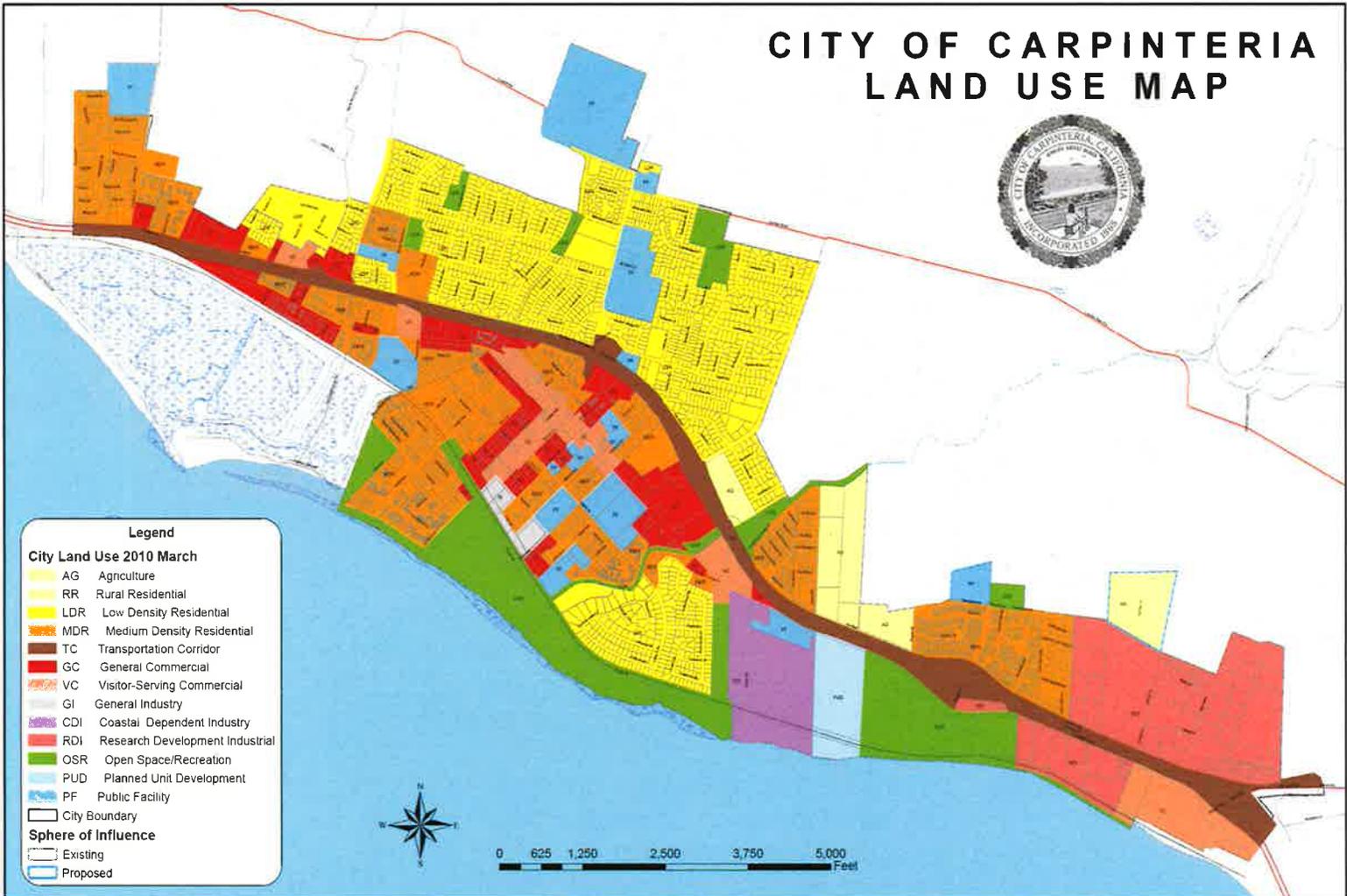
The City carefully balances jobs and housing while also promoting the well-established agricultural production in the Carpinteria Valley, coastal dependent industries and commercial development that serves the large visitor community. All development within the Visitor Serving Commercial Overlay District is reviewed to ensure that visitor needs are being met, while still meeting the needs of local residents. Development proposed on agricultural and open space lands, like Caltrans' Linden Avenue and Casitas Pass Road Interchanges Project, are reviewed to ensure that impacts to agricultural and recreational lands are either avoided or reduced to the maximum extent feasible. The City also works closely with affordable housing developers, specifically Peoples' Self-Help Housing, to support and encourage the development of apartments affordable to low and very-low income earners. These efforts serve to maintain the availability of agricultural, residential and visitor-serving commercial development in the City and ensure that there is adequate housing available for those who work in these industries.

### **Flexible Land Use and Zoning Regulations**

The City has created zoning standards that allow residential use within commercial and industrial park zone districts. These standards were certified by the Coastal Commission and became effective in 2005. The Planning Division continues to encourage mixed-use development, particularly in the downtown core.

### **Sphere of Influence**

The City recognizes that expansion opportunities are severely limited due to Coastal Act policies that preserve agriculture and the physical constraints presented by the land uses surrounding the City boundary. However, Carpinteria identified and the Coastal Commission approved proposed Sphere of Influence adjustments in 2003 to incorporate urbanized land contiguous to City boundaries rather than the more rural agricultural properties located within the adjacent unincorporated areas of the County of Santa Barbara. In 2009, the Coastal Commission certified an amendment to the Local Coastal Program to rezone one of these properties to allow the development of 34 condominiums at Green Heron Spring. The project serves as a transition between more urbanized residential development within the City to the south of the site and a more rural area within the County of Santa Barbara jurisdiction to the north. The property was annexed into the City by the Local Agency Formation Commission (LAFCO) in 2009. In 2015, two agricultural parcels were removed from the City's Sphere of Influence to protect future agricultural uses of the sites. In addition, a correction was made to the Sphere of Influence to remove a portion of a parcel which was believed to have been included as a mistake.



The Community Design Element identifies key design characteristics of the community and establishes standards and policies to ensure that future development incorporates and reinforces those attributes. This Progress Report demonstrates how the City maintains the community design standards outlined in the General Plan. Input into the development review process from the Architectural Review Board is essential to the implementation of these Community Design policies.

The Community Design Element identifies citywide and specific key design characteristics of Carpinteria valued by the community. The objectives and policies are intended to guide the quality of future development that residents would like to maintain. The Community Design Element includes both overarching policies that apply citywide as well as policies that apply in specific sub-areas of the City.

### **Design Review**

Carpinteria desires to preserve, continue and enhance dominant neighborhood and district development patterns, especially those reflecting the unique character of the city, including protecting scenic and visual qualities of mountain and coastal areas. Community Design objectives and policies are implemented through Specific Plans or similar documents based on the identified neighborhood, district and corridor design sub-areas. Through its design review process, the City's Architectural Review Board (ARB) ensures that proposed projects maintain and continue dominant neighborhood and district development patterns. This body reviews size, bulk, height and style of new development to ensure it is appropriate to the site and its surroundings. In certain areas, Carpinteria encourages architectural designs based on historic regional buildings, such as within the downtown and old town neighborhoods.

Carpinteria's ARB process and California Environmental Quality Act Thresholds and Guidelines Manual are used together to minimize impacts to mountain and ocean views that are available throughout the community. The City adopted Beach Neighborhood Design Guidelines in 2012, establishing standards to guide future development in the beach area neighborhood. The City will continue to develop guidelines for other neighborhoods in the upcoming years.

Various projects underwent conceptual review during 2015, considered by either the City Council, Planning Commission or Architectural Review Board or some combination of these bodies. The conceptual plans included review of a plan for development of the Bluffs I Area. Along with general use concerns, design elements were discussed regarding orientation of buildings toward streets or access ways, bulk and scale of structures and site design. With the use of concepts outlined in the Design Element, the City encouraged design and development along the lines of the City's design standards in the General Plan.

### **Residential Areas/Neighborhoods**

The streets of neighborhood interiors should be designed as the “living rooms” of the neighborhood, where children and adults can safely play or walk. The design and details of the streets, frontages and buildings should support this objective.

Carpinteria’s permit review process is used to ensure that new development maintains those traditional elements of design and detail that promote safe neighborhoods. For example, sidewalks, crosswalks and landscaping are incorporated into project design to ensure that streets are pedestrian friendly. Various residential remodels and additions were approved in 2015, making use of improvements to home entries, landscaping and improved materials for driveways and paved areas. Additionally, staff has continued efforts to encourage low open fences, short hedges or decorative landscape plantings along front property lines to ensure friendly and attractive design along street frontages.

### **Commercial, Office, Industrial and Mixed Use Areas**

The City seeks to enhance and maintain the architectural quality and character of the City’s downtown core, commercial core, office area and the industrial research park districts, particularly through the ARB process. The City recommends that retail and commercial uses have large transparent storefront windows for display of merchandise to pedestrians, that loading and trash facilities are located where they are screened from view, that building signage conforms to the City’s sign ordinance and encourages courtyard housing types as an alternative to apartment blocks or more massive buildings within mixed-use districts. Various tenant improvements were commenced in 2015 to improve existing commercial spaces in the downtown and surrounding commercial districts. Many new tenants opened their doors in 2015, requiring sign permits and interior site work including Visiting Angels, Conscious Kombucha, Pizza Man Dan’s, Smart and Final Extra, Juice Ranch, Hara Healing Center, Alacorn Legal, Reliant Notary Services and Spark 45 Fitness and Physical Therapy.

### **Frontage Design**

“Frontage” is where private parcels and the public right-of-way meet and is a critical element of community design that establishes the character of each street, neighborhood and district. The City seeks to maintain areas with attractive frontage designs and requires new development to be carefully planned to maintain and enhance the quality of Carpinteria’s streetscape.

### **Corridors**

The City of Carpinteria encourages and facilitates pedestrian and bicycle pathways. Carpinteria strives to preserve and maintain safe routes to move people conveniently through Carpinteria. The Parks and Recreation Department began working on a proposal for the Rincon Trail in 2011 and continued on the environmental and planning review throughout 2015. The project would connect coastal recreation areas in the community. The long-term goal is a trail connection for walking or biking from Rincon County Beach through Carpinteria’s Bluffs Nature Preserve, the Carpinteria State Beach Park and connection to the Salt Marsh Park. Eventual connections may be developed to connect to northern beaches via a trail developed near the Highway 101 corridor. Implementation of these trail plans would improve coastal access.

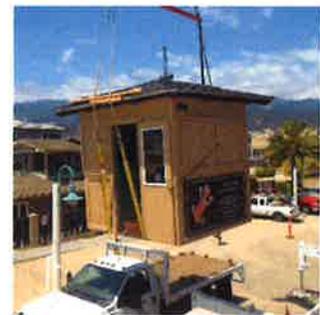
Additionally, with the City's acquisition of the lots along the railroad at Linden Avenue, future corridor projects could be developed to connect the Beach Neighborhood with the Tomol Play Area and the Bluffs Trail systems. Such improvements may improve bicycle and pedestrian access throughout town and reduce the use of unpermitted railroad crossings.

### **Public Spaces**

According to the Community Design Element, existing public spaces should be maintained and new spaces should be incorporated into neighborhoods and districts as an important aspect of their design. The City of Carpinteria maintains guidelines for tables, chairs, landscaping, signs, etc. in the public right-of-way on Linden Avenue in the downtown core. The Downtown Encroachment Guidelines assist business owners in establishing attractive and safe features that benefit both the downtown business community and the residents and visitors who enjoy those public spaces. The City's goal is to maintain the highest standards of accessibility and safety while achieving an attractive and functional design that stimulates economic vitality and a vibrant downtown atmosphere. The guidelines help maintain a cohesive downtown aesthetic of quality materials, appropriate colors and locations for various encroachments and are applied when new businesses locate in the downtown or when a remodel is proposed.

The Economic Vitality Program staff representatives work with the local business community to promote community events and activities in the public spaces throughout the Downtown T. In 2015, the Carpinteria First Committee held several events as part of the First Friday and Shop Carpinteria initiatives. In 2015 these activities included the Chalk the Walk, Art-niture, Surf's Up, Light Up the Season, Snow Much To Do, etc. Not only do these events stimulate economic activity throughout the City, but they also have a secondary effect of improving the cultural atmosphere of Carpinteria for visitors and residents alike.

The Parks and Recreation Department continues to plan the Rincon Trail. The Trail would create new public spaces along a Coastal Vista Trail system connecting Rincon County Beach Park to Carpinteria's trail system. These connections, along with prior improvements to the State Beach trails, show great effort to improve and create new public spaces. In 2015, the Parks and Recreation Department replaced a lifeguard tower at the City Beach and Holly Avenue, improving recreational services.



The General Plan encourages lighting of new development that is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible. Within the ARB process, the Board reviews and utilizes photometric light studies to determine appropriate lighting levels for new exterior lighting. The minimum amount of lighting that is necessary to achieve safety is used in order to reduce photo-pollution and building plans are checked to ensure that lighting is directed downward to preserve night skies.

The City also addresses complaints regarding excessive lighting and photo-pollution on private property. Staff has worked with several property owners to reduce lighting or install hooded fixtures to reduce offsite light pollution.

The General Plan aims to protect and preserve natural resources by reducing energy consumption. The City applies the California Building Code that requires and encourages energy savings through specific construction and landscaping techniques that allow for conservation of both electricity and water. Carpinteria's project reviews and approvals demonstrate its commitment to preserving natural resources by reducing energy consumption. The City issued permits for 12 residential solar photovoltaic power systems and various other energy reducing improvements in 2015. The Community Development Department also provides informational handouts produced by the Community Environmental Council, a local energy conservation non-profit community group, which discuss how to integrate solar power, energy rebates, energy saving appliances, water saving ideas and other forms of energy and resource conservation methods into construction projects. The City's Parks and Recreation Department has installed more efficient lights within City parks. Lighting fixtures within some parks and public areas have been retrofitted with LED light bulbs and "full cut-off" fixtures which are night-sky friendly. Staff continues to investigate new energy efficiency strategies to be implemented in public facilities.

Additionally, the City has worked to implement this objective by using recycled tires in asphalt paving, reusing old crushed asphalt to make base material and reducing the amount of material used by taking off a single layer of old pavement then reusing that layer rather than removing and hauling the entire pavement to the landfill.

### **Community Design Subareas**

In addition to the design objectives outlined above, the City of Carpinteria seeks to ensure that the existing unique qualities and characteristics of the City's neighborhoods and districts are enhanced through the preservation of delineated subareas, each possessing special design qualities. The City has six subareas, each with its own specific design criteria reflecting unique qualities of that neighborhood.

These six subareas are:

- Subarea 1. Downtown Beach Neighborhood
- Subarea 2. The Downtown and Old Town
- Subarea 2A. The Downtown Core District
- Subarea 3. Santa Monica, Canalino and El Carro Neighborhoods
- Subarea 4. The Northeast
- Subarea 5. Concha Loma Neighborhood
- Subarea 6. The Bluffs (Areas 0, I, II and III)

On every project that is reviewed, City decision makers apply the unique community design standards applicable to each of these subareas. The Architectural Review Board, Community Development Department staff and Planning Commission consider these design standards in their review of projects on a case-by-case basis.

## Circulation Element

The Circulation Element describes the existing transportation network and how future transportation needs can be accommodated. Provisions for the use of alternative modes of transportation, including bicycle and pedestrian circulation, are also included in the Circulation Element. The purpose of the Circulation Element is to designate an efficient system of streets and highways that will provide adequate linkages between land uses in the City. This Element complements the Land Use Element by contributing to the achievement of the economic, physical and social goals of the community. The Circulation Element also addresses pedestrian and bicycle circulation throughout the City. The Circulation Element implements coastal access policies as required by our Local Coastal Program.

The City of Carpinteria seeks to improve the community's ability to access U.S. 101 and areas north of the freeway through the improvement of interchanges. The City has coordinated with Caltrans and the Santa Barbara County Association of Governments (SBCAG) on several projects to improve freeway accessibility and circulation throughout the community. The following list includes highway interchanges and bridges projects approved by the City in 2015:

- Reconstruction of the Linden Avenue and Casitas Pass Road Interchanges
- Extension of Via Real from Ballard Avenue to Linden Avenue
- Reconstruction of the Highway 101 bridges over Carpinteria Creek
- Widening of Highway 101 from the Carpinteria Creek bridges to Montecito
- Carpinteria Avenue Bridge and Carpinteria Creek Reconstruction

Carpinteria aims to provide a balanced transportation network with consistent designations and standards for roadways that will provide for the safe and efficient movement of goods and people through the community. With new development, the City works to improve circulation and enhance safe and efficient traffic patterns. The City supports various forms of alternative transportation to serve the wide variety of needs of both residents and visitors.



The Circulation Element supports various forms of transportation, including alternative modes like bike, bus, van-pool, and train. The City subsidizes the local electric shuttle service, which provides inexpensive bus service within the core of the City. The City also supports the MTD and Coastal Express Bus services which connect with neighboring Santa Barbara and Ventura areas, supporting work force commuters and tourist traffic. In addition, special services are provided to aid disabled and elderly residents, like HELP, Easy-Lift and other forms of para-transportation. Circulation Element policies are implemented through these services that provide alternatives to traditional automobile transportation. These forms of alternative transportation also improve access to coastal resources like local beaches and City parks.

City of Carpinteria staff meets with Caltrans staff regularly to discuss local projects related to Highway 101 and their effect on the local road system. These discussions include improvements to the Casitas Pass Road and Linden Avenue Interchanges, the extension of Via Real and the addition of High Occupancy Vehicle (HOV) lanes on Highway 101. Each project also addresses pedestrian and bicycle access through the City and connecting to adjacent communities in the region.

Through its contract for law enforcement services with the Santa Barbara County Sheriff's Department, the City conducts traffic safety operations, in particular, at locations where public safety issues related to speeding and other vehicle code violations have been identified. In 2015, during four days in December 20 citations were issued at locations on Santa Monica Road and Mark Avenue where vehicle speeding had been identified as an acute problem.

Street maintenance and right-of-way enhancements are an ongoing effort for Public Works. The City also completed efforts to create a Pavement Management Program that would be used to establish baselines and improvement strategies to repair and replace aging street infrastructure over time.

The City of Carpinteria aims to support and develop safe, direct and well maintained bicycle and pedestrian systems that serve all segments of the public. Carpinteria has developed pedestrian and bicycle accessibility between residential areas, schools, parks and shopping areas; provided safe mobility for the physically handicapped through the design of street improvements and public facilities; provided continuous sidewalks in priority locations for safe pedestrian circulation; and promoted alternative transportation. A variety of projects are currently in design or permit review and will be started in the near future:

- Rincon Trail Project;
- Santa Claus Lane Trail;
- Via Real at Cravens Lane Sidewalk In-fill Project;
- Ash Avenue Improvements Project;
- Main School Sidewalk In-fill Project;
- Via Real Sidewalk In-fill; and
- Carpinteria Avenue Pavement Maintenance Rehabilitation Project.

Additionally, the following projects were completed in 2015:

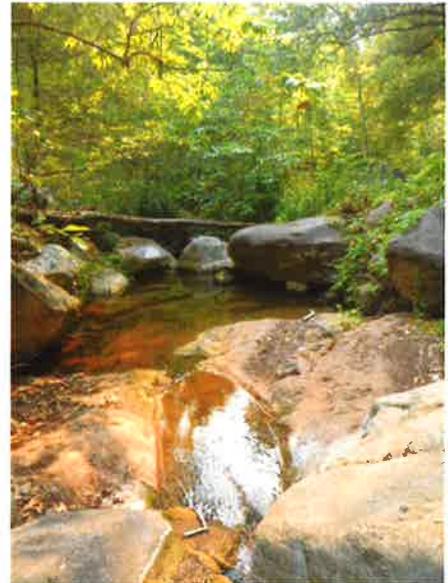
- Carpinteria Avenue / Casitas Pass Road Pavement Rehabilitation Project
- Seaside Park Project

## Open Space, Recreation & Conservation Element

This combined element describes the community open space, recreation and natural resources that the City manages. This includes natural open space areas, outdoor recreation areas, water habitats, plant and animal life, agricultural land, scenic and cultural resources, and management of open space for public health and safety.

The City wishes to maintain the existing trail system and to also provide additional recreation and access opportunities by expanding the trail system. In order to meet the needs of the community and visitors to the City, Carpinteria desires to provide adequate park and recreation facilities.

Carpinteria has a variety of natural resources that have local, regional and statewide significance such as wetlands, riparian areas, coastal bluffs, beaches and tidal areas. The City's policies support the preservation and conservation of environmental resources to maintain the quality of the environment and the character of the community. The City has adopted policies that provide for clean air, water and soil; adequate protection of plant and wildlife habitats; maintenance of visual resources; and preservation and enhancement of special resources including beaches, recreation areas, trails, marshland, creekways, habitat areas and agriculture. The Open Space, Recreation, and Conservation Element implements various components of the Local Coastal Program, including coastal access and resource protection.



Carpinteria Creek  
©South Coast Habitat Restoration

This element is supported by a variety of objectives such as to protect, preserve and enhance local natural resources and habitats and preserve the natural environmental qualities of creekways and protect riparian habitat. The City of Carpinteria encourages and promotes open-field agriculture as an independent, viable industry aimed at meeting the needs of present and future populations and to preserve the Carpinteria Valley's rural, open space character. Carpinteria seeks to conserve all water resources, and protect the quality of water.

### Environmentally Sensitive Habitat

The City's Land Use Map designates environmentally sensitive habitat areas within and surrounding Carpinteria. These natural areas are often protected as open space and/or recreation zones. The City's Parks and Recreation Department is involved in seeking ways to enhance the City's parks and preserve open spaces.

The City produced a guidance document to comply with the new Phase II MS4 Permit, which replaced the Stormwater Management Plan and has been approved by the State Water Board. This



document incorporates elements required by the Phase II permit, including measurable goals for requirements, such as enhanced monitoring programs. To comply with the requirements of the Phase II Permit, the City adopted a Watershed Management Ordinance in July of 2014. This ordinance covers discharges, construction and post-construction runoff controls, legal authority to enforce requirements, and other elements that are required by the State Water Resources Control Board. The City's Public Works Department also continues to participate in the joint effort review team, which reviews ongoing implementation measures related to the post-construction runoff control requirements that were adopted by the Central Coast Regional Water Quality Control Board (CCRWQCB) in July 2013. The new requirements govern stormwater management practices for all new and redevelopment in the City. In addition, the City worked with the County of Santa Barbara and other Santa Barbara agencies to develop a technical guidance manual for implementation of the new post-construction requirements. The County acted as the lead agency in applying for and obtaining a Proposition 84 grant to develop the technical guide, hold public training workshops, and assist the participating agencies in implementation of these new requirements. Several workshops have been held to educate municipal staff and the development community on the technical guide, and were recorded and made available to the public on the County's Project Clean Water webpage.

The City also continues to work on the Illicit Discharge Detection and Elimination Program, tracking and abating discharges. As part of this, the City partnered with the County of Santa Barbara and City of Goleta to develop a water quality monitoring plan, which has been submitted to the CCRWQCB for approval.

The City has also been involved in outreach and educational efforts, including helping to host/organize creek cleanups several times last year in coordination with the Carpinteria Creek Watershed Coalition (CCWC). Educational outreach included teaching watershed-based curriculum at the local elementary schools as part of an after-school program, co-host evening community presentations about our local creeks with the CCWC, leading Carpinteria Salt Marsh tours, offering Carpinteria Creek bird watching walks and once again sponsoring and participating in the Santa Barbara County Creek Week events.

Cumulatively, over 300 person hours were spent in the last year participating in public outreach/education, habitat restoration and trash pick-up events by City staff and volunteers/docents. It is also estimated that hundreds of residents and visitors participated in docent-led walks through the Salt Marsh or bird watching along Carpinteria Creek. For this year's Santa Barbara County Creek Week, the City-affiliated events included tours of the Carpinteria Salt Marsh, a drought tolerant landscaping workshop, a wildlife kayak paddle, a creek cleanup at Franklin Creek in partnership with the Carpinteria Valley Water District and beach cleanups in conjunction with California Coastal Clean-up Day at Carpinteria, Tarpits and Jellybowl Beaches. A total of 114 volunteers collected more than 167 pounds of trash and recyclables along Carpinteria's coastline.

Through protection of local creek resources and improvements to infrastructure, like creek crossings and bridges, along with efforts of other local agencies like the Creek Coalition, the

County's Agricultural Commissioner, and many volunteer organizations, the City has implemented both habitat protections along with improved public access to areas of natural priority. These efforts support the policies and goals of the General Plan and Local Coastal Program.

Through protection of local creek resources and improvements to infrastructure, like creek crossings and bridges, along with efforts of other local agencies like the Carpinteria Creek Watershed Coalition, the County's Agricultural Commissioner, and many volunteer organizations, the City has implemented both habitat protections and improved public access to areas of natural priority. These efforts support the policies and goals of the General Plan and Local Coastal Program.

The Santa Barbara County Agricultural Commissioner's office continues to monitor Carpinteria Creek for resprouts of *Arundo donax* in Carpinteria Creek. Each fall, the County staff survey Carpinteria Creek and complete spot treatments as necessary to discourage the re-colonization of *Arundo donax*. The Coalition members share the long-term goals of protecting and restoring habitat, improving water quality, providing public education, providing public access to the creek (where appropriate) and restoring steelhead trout to the watershed. The Carpinteria Creek Watershed Management Plan provides a framework for implementing various projects to achieve the Coalition's goals. A number of restoration projects along Carpinteria Creek have been accomplished over the past few years as a result of this group's efforts.

### **Primary Resources**

Open space, including undeveloped land and open-field agricultural land, surrounds the City and creates a "greenbelt" that clearly defines an urban growth boundary. Although no greenbelt has been formally created, it exists due to Coastal Act policies that limit conversion of prime agricultural land to development. In addition, the City of Carpinteria continues to support local farmers at the City's weekly farmers' market held in downtown Carpinteria. Additionally, in reviewing the Caltrans proposal to reconstruct the Casitas Pass Road interchange and extend Via Real, the City has been working diligently to ensure that impacts to agriculture are minimized such that the open space character is not entirely lost even when major infrastructure projects are needed to improve circulation and traffic flow in the City.

The City also works closely with the Carpinteria Valley Water District (CVWD) to implement water policies deemed appropriate and necessary by the CVWD. The City is continually looking for opportunities to acquire undeveloped property within or adjacent to Carpinteria Creek. In doing so, Carpinteria can preserve important riparian habitat, reduce urban runoff into the creek and maintain an undeveloped riparian corridor for aesthetic and wildlife movement purposes, as well as for contributing to ocean water quality.

### **Other Resources**

Within Carpinteria, there are several types of recreation-oriented open spaces, including areas that are located in and maintained by the City, private entities and state or county agencies.

The City operates approximately 100 acres of parkland. Each park is unique, but most offer some visitor amenities such as picnic facilities, restrooms, ball fields or children's play structures.

The Parks and Recreation Department continues to conduct a variety of pool and ocean recreation programs for youth and adults. In 2015, the Junior Lifeguards Program was well attended and the Ocean and Pool Lifeguard program successfully staffed all shifts at the community pool and the City Beach. The Park and Recreation pool staff conducted several hundred swim lessons to Carpinteria Unified School District students and area residents. The Carpinteria Triathlon celebrated its 18th anniversary in September and attracted novice and elite athletes and spectators from all over the country. Ongoing use of the City's fields for adult and youth soccer, softball and baseball remains at high levels as these activities are very important to the local and visiting community. All of these events and activities support the community goal of providing adequate park and recreation facilities for residents and visitors.

Additionally, the Parks and Recreation Department continued efforts to study the feasibility of a trail connection between the Carpinteria Bluffs Nature Trails (Coastal Vista Trail) and Rincon County Beach Park. By the end of 2014, Union Pacific Railroad had accepted a 30% design submittal and staff continued to work with Caltrans to determine the best method to route the trail through the property owned by Caltrans which bounds the City and County owned lands.

In 2015, the Parks and Recreation Department continued development of a community garden and master plan for the Fifth Street property adjacent to the railroad and they plan to submit applications for the project in 2016.

## **Safety Element**

The Safety Element contains a description of those natural and human-induced environmental effects that may constitute risk to the public. City policies minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from natural hazards. The Element identifies several issues related to natural hazards including seismically induced hazards, slope stability hazards, soil hazards, flood hazards, fire hazards and hazardous materials. Through the development review and environmental review process, the City ensures that development meets the standards set forth in the Safety Element.

## **Emergency Preparedness**

In the arena of emergency preparedness, the City has an Emergency Operations Plan (EOP) which includes the Standardized Emergency Management System (SEMS) and multi-hazard function plan. Many City staff members have been trained in National Incident Management System (NIMS), which was integrated into the City's EOP. This training included online learning programs, classroom sessions with experts in emergency management and response.

The City of Carpinteria plans and administers preparedness and response programming for all types of man-made and natural disasters that may occur within the City and surrounding areas. In 2015, the City continued to leverage an emergency preparedness grant received from the Orfalea Fund's "Aware & Prepare Initiative," which has supported a public education and awareness campaign called "Don't Panic! Prepare." Additionally, City staff actively serve on county-wide committees that facilitate the coordination of disaster planning and response efforts, maintain and update city-wide emergency plans, conduct disaster preparedness and response trainings and exercises for City staff and residents, and participate in other activities that enhance the City's and residents' ability to prepare and respond to disasters and emergencies.

The City conducted various preparedness workshops in 2015, reaching 70 local residents with critical disaster preparedness information. Each of these residents received a starter emergency supplies kit and a "survival guide" with life-saving tips on how to respond before, during and after a disaster occurs.

In 2015, two trainings were offered to City employees to increase their knowledge and ability to respond to local disasters. Focused attention was placed on training employees to increase understanding of the Incident Command System. Additionally, the City partnered with the County Office of Emergency



Management to train management employees in Emergency Operations Center (EOC) operations.

In March 2015, the City trained eight community members as Community Emergency Response Team volunteers. Additionally, three CERT Academy advanced training sessions were held for CERT graduates.

As part of ongoing efforts to ensure the City is prepared to respond to emergencies and is taking active steps to mitigate these threats, City staff actively monitor and update local emergency plans, such as the Emergency Operations Plan (EOP), which includes the Standardized Emergency Management System (SEMS), and the local Hazard Mitigation Plan. During the year, an updated Emergency Operations Plan was approved by City Council. An emergency notification and reporting guide was developed for City employees to clearly identify how and when City employees will be notified about emergencies and what the reporting requirements are for personnel. An EOC Activation Handbook was completed in 2015. Additionally during 2015, EOC kits were equipped with updated materials, including City maps, flow charts and other tools.

### **Flood Hazards**

Carpinteria desires to minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding. Due to the unique topographic features of the Carpinteria Valley, flooding risks exist in the beach neighborhood and creek-adjacent areas.

In 2005, the Federal Emergency Management Administration (FEMA) released updated flood maps depicting the 100-year flood plain and the Flood Insurance Rate Map (FIRM). The City submitted a detailed flooding study to FEMA for formal review and issuance of a Letter of Map Revision (LOMR) in 2008 as the 2005 FEMA map was not accurate for the area within the City jurisdiction. An updated FIRM map was delivered in 2009 and is now in use in the City. This updated map clarifies what properties are in the flood zone and are therefore required to obtain flood insurance and comply with minimum finish floor elevations to avoid flooding impacts to new development. Through the permit review process, development has been required to meet minimum standards to meet or exceed anticipated flood levels to reduce risk and potential loss of life and structure due to flood hazards. The City continues to work with FEMA to ensure the FIRMs are updated and accurate.



The Community Development Department has begun to strategize planning efforts for impacts of climate change, rising sea levels and climate related flood risks. In 2013, an administrative draft Scoping Document was produced by Master's student Jean Long of Cal Poly SLO . A Climate Change Adaptation Policy was scoped as part of the Sustainability Policy which will take into consideration the adaptation strategies outlined in the Scoping Document. In 2014 the Sustainability Policy was adopted by the City Council. Throughout 2015, staff continued to work with the California Sea Grant, University of California, Coastal Conservancy, and state and local agencies to better understand the local impacts of climate change and discuss options for coastal communities to adapt.

## **Noise Element**

Carpinteria is affected by several different sources of noise, including automobile and rail traffic, agricultural and industrial activity, ocean waves and wind, and periodic nuisances such as construction, loud parties or other events. The Noise Element identifies these sources and provides goals and policies that ensure that noise from these sources does not create an unacceptable noise environment. The City believes that controlling noise sources can substantially improve the quality of life for residents as well as visitors to the City.

A main goal of the Noise Element is that the City will minimize noise impacts of Highway 101 traffic on residential and other sensitive land uses. To achieve this goal, the City requires that proposed development along the Highway 101 corridor construct noise attenuation features to ensure that new development will not be significantly impacted by traffic noise. This is achieved through the preparation of a site-specific noise study which typically provides recommendations for construction techniques that will mitigate noise impacts for development near Highway 101. When reviewing proposals for highway improvements such as the High Occupancy Vehicle Lanes proposed by Caltrans, noise studies are used to develop mitigation measures to ensure that new traffic patterns or increased traffic volumes will not significantly affect nearby residents. In the recent review of a freeway project to add a High Occupancy Vehicle (HOV) lanes from Mussel Shoals in Ventura County to just north of the Bailard Avenue Interchange, residents along Via Real were given the opportunity to vote on whether sound walls should be constructed to minimize noise from the new lanes. Given the importance of ocean views from these residences and the relatively minor increase in noise anticipated from the project, property owners opted not to have walls built and instead suggested that other methods such as noise-reducing pavement material be used to address noise impacts.

The City of Carpinteria attempts to minimize the adverse effects of traffic-generated noise from City streets on residential and other sensitive land uses. To implement this objective, the Public Works Department has replaced worn or deteriorating asphalt roads with rubberized asphalt to reduce street noise from vehicle traffic. These pavement replacement efforts are ongoing throughout the City.

The City of Carpinteria seeks to minimize noise spillover from industrial operations into adjacent residential neighborhoods and other sensitive uses. Through the development review process, the City analyzes the location of industrial and commercial truck access on property adjacent to residential areas and makes recommendations during site planning to mitigate noise spillover onto sensitive uses. Through the Code Compliance Division, City staff also responds to noise complaints from neighbors located near commercial or industrial operations.

The City desires to minimize the effects of individual sources of noise (such as loud parties, events, high school football games and construction) on sensitive land uses. Through amendments to the Municipal Code, the City has placed limitations on the days and hours during which construction may occur in order to protect sensitive land uses. In addition, the Municipal Code grants the Community Development Director and Planning Commission authority to impose more restrictive construction hours as a condition for approval on permits.

## **Public Facilities and Services Element**

Local government supplies essential public services, provides for the general welfare of the community and implements regulations in the interest of public health and safety. Preparing for and planning how to accomplish these tasks is addressed in the Public Facilities and Services Element. The Element evaluates the major public and private services and facilities in the Carpinteria Planning Area and includes policies and objectives to plan for future needs.

The Public Works Department opens its Antifreeze, Batteries, Oil and Paint (ABOP) Center two weekends each month to provide free services for community members to recycle these types of materials. The ABOP facility is part of the City of Carpinteria and County of Santa Barbara joint effort to reduce the risk of hazardous waste in our landfills and in the environment. The City also hosted an annual Household Hazardous Waste Collection Day in April 2015. Carpinteria residents have the opportunity to safely dispose of hazardous chemicals, cleaning products, used oil, solvents, universal and electronic waste such as computer screens, televisions, household appliances and fluorescent, mercury and other gas filled tubes. At City Hall and all City facilities, paper, plastic and aluminum are recycled on a regular basis to set an example for recycling.

The City wishes to maintain the best possible police and fire safety services for the community. The City implements development review procedures that incorporate fire district and law enforcement interaction at the earliest possible point in the process. The City conducts meetings with the local agencies regarding development to ensure that adequate consideration is made for the concerns raised by new development. Through these Interdepartmental Agency Group (IDAG) meetings, projects are reviewed in their early stages to anticipate concerns and issues which may impact their design or eventual build-out. Development proposals are transmitted to the Carpinteria-Summerland Fire Protection District for recommendations relating to fire safety. These recommendations are incorporated into a master set of conditions required for the approval of a project. The City's law enforcement personnel review Special Event Permit requests, Temporary Use Permits and attend staff meetings with the Code Compliance Division to review issues such as graffiti, vandalism and homelessness. These regular staff meetings occurred throughout 2015 and provided ongoing communication between all staff members who enforce the Municipal Code and in particular with the Community Resources Deputy who maintains ongoing communication with the schools and local businesses.

The City seeks to provide a high quality and broad range of public services, facilities and utilities to meet the needs of all current and future residents of the Carpinteria Planning Area. In 2015, the City continued to work in partnership with Southern California Edison on a number of

energy efficiency projects to improve the performance of facilities while being cost effective and also more environmentally friendly.

Additionally, in 2015, the Community Development Department updated the City's Municipal Code to provide expedited and streamlined solar permitting. The updated regulations would reduce permit process time and encourage development of solar projects throughout the community.

## **Housing Element**

The Housing Element is prepared in accordance with State and Federal Law to identify policies and guidelines that implement City goals to provide and maintain safe and adequate housing for households in all economic sectors. Goals and objectives support affordable housing programs, rehabilitate aging housing stock and provide services to prevent homelessness. The Housing Element Update was adopted by the City Council in November 2014 and certified by the State's Housing and Community Development Department in December 2014.

The 2015 Annual Housing Report and City Council staff report are attached as Attachment A. The document was transmitted to the State Department of Housing and Community Development prior to the April 1, 2016 deadline.

## **V. General Plan and Zoning Code Update**

The General Plan was adopted in April 2003. The General Plan visioning process included planning and goal strategies to plan for the year 2020.

The Zoning Code was adopted in 1981. Over the course of the past few years, various Zoning Code modifications have been made to adopt new codes or amend codes to meet current needs and standards. In 2014, the Community Development Department completed a zoning code consistency review and an updated housing section of the zoning code. The Consistency Update repealed out of date zoning designations and updated existing zoning designations to be more consistent with current land use. The City's Zoning Map, General Plan/Local Coastal Plan and Land Use Map were also updated to reflect these changes. The amendment to the Housing section of the Zoning Code modified regulations on density bonus, transitional and supportive housing, single room occupancy (SRO) housing, agricultural employee housing, emergency shelters and housing for persons with disabilities to be consistent with the 2009-2014 Housing Element and state housing law. These changes will be reviewed by the Coastal Commission for certification in 2016.

A comprehensive Zoning Code Update will be released for public review during the summer/fall of 2016. The draft Zoning Code will include regulations that had previously been developed for the Downtown and Beach Neighborhood Specific Plan.

## VI. Goals, Priorities and Objectives

The City of Carpinteria aims to implement the priorities and objectives outlined in the General Plan throughout various activities and functions of local government. Many of the goals outlined for the future of the City are reviewed annually through the City's Annual Work Program process whereby the City Council adopts strategies and goals to direct the staff work effort for the upcoming calendar year. In this way, the implementation of the General Plan is an ongoing endeavor. Some of the primary goals to implement over the course of the next few years will include the following:

- Complete another phase of City Hall facility improvements and upgrading of various hardware and software systems;
- Develop plans for the prioritization/funding of street and parkway major maintenance projects, e.g. paving and tree replacements, initiate process of completing annually at least one major pavement maintenance project and one Special Conditions Street project;
- Completion of one or more Carpinteria Coastal Trail links and rehabilitation of at least one park playing field and or playground;
- Complete updates of the City's Zoning Code and Zoning Map as implementation of the General Plan/Local Coastal Land Use Plan;
- Continue to develop diverse revenue sources in order to allow for stability in the event of decline in one or more revenue areas;
- Establish a more diversified local economy with improved products and services for residents;
- Attract and retain downtown retailers, hotels, corporate headquarters and R&D uses that can be successful in, and complementary to, the community;
- Implement the latest storm water management mandates via updated Storm Water Management Program and creek protection policies;
- Continue projects to reduce energy use at City Hall, the Community Pool and through equipment replacement;
- Implement recommendations of the Neighborhood Preservation Committee that can serve to promote interaction and communication between neighbors;
- Continue to expand and improve the City's emergency preparedness program in order to promote resilient households, neighborhoods and businesses;
- Establish a community garden program that along with the local farmer's market and other businesses, allows for convenient access to locally grown fruits and vegetables;

- Continue to collaborate with Peoples' Self-Help Housing and the Housing Trust Fund of Santa Barbara County to increase affordable housing opportunities;
- Develop a new relationship with Habitat for Humanity for affordable ownership opportunities in Carpinteria;
- Develop a Sea Level Rise Adaptation Plan that is capable of addressing protection of coastal open spaces such as the Carpinteria Salt Marsh and Carpinteria Creek Lagoon;
- Complete the next phase of the Carpinteria Shoreline Feasibility Study and present an update to the City Council;
- Continue working with Caltrans, SBCAG, UPRR, Coastal Conservancy, Coastal Commission, and private property owners toward completion of planning and permitting for at least two links needed to complete the Carpinteria Coastal Vista Trail;
- Implement the City's Bicycle Master Plan and gain Bicycle Friendly Community status; and
- Continue and expand collaboration and cooperation with other agencies in providing accessible and effective health and human services to the Carpinteria community, including but not limited to County mental and public health services, Central Coast Collaborative on Homelessness, Restorative Policing, and other initiatives.

The 2015 Work Plan Accomplishments Table from the 2016 City of Carpinteria Annual Work Plan is attached as Attachment B.

## **VII. Conclusion**

The General Plan Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2015 that worked toward implementing the City's General Plan. The City has worked to progressively implement the policies outlined in each element of the City's guiding planning document as outlined in the various sections of this Progress Report. The General Plan represents the community's collective vision for preserving and improving the quality of life in the Carpinteria Valley. Only minor revisions, aside from the Housing Element Update, have been implemented since the General Plan / Coastal Land Use Plan Update was adopted in 2003. As noted by the accomplishments set forth in this document over the course of 2015, the City has implemented many of the collective goals and policies identified in the General Plan. The ideas, proposals and suggestions that have come to the City have all furthered the City's goal to preserve important local resources, improve the local economy and quality of life for the community. The City will continue its efforts in this regard.

***Attachment 1***

City Council Adopted 2015 Annual Housing Element Progress Report

# CITY of CARPINTERIA

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March 29, 2016

HCD – Division of Housing Policy Department  
P.O. Box 952053  
Sacramento, CA 94252-2053

Re: City of Carpinteria Housing Element 2015 Annual Progress Report

Dear Colleague:

The City of Carpinteria is formally submitting its 2015 Housing Element Annual Progress Report in conformance with Government Code section 65400(2)(b). The Report was reviewed and accepted by the City Council at its March 28, 2016 meeting. I have enclosed a copy of the staff report which accompanied the Annual Progress Report for the City Council's review. Please let me know if you need any additional information. I can be reached by phone at (805) 755-4414 or by email at [steveg@ci.carpinteria.ca.us](mailto:steveg@ci.carpinteria.ca.us).

Sincerely,

A handwritten signature in blue ink that reads "Steve Goggia". The signature is written in a cursive style.

Steve Goggia  
Community Development Director

cc: Governor's Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044





# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT March 28, 2016

### ITEM FOR COUNCIL CONSIDERATION

Review of the 2015 Annual Report to the State Department of Housing and Community Development on the status of the Housing Element and progress on implementation of its goals, policies and objectives.

### STAFF RECOMMENDATION

Action Item ; Non-Action Item

Receive Annual Report on the status of the Housing Element Program Implementation

Motion: I move to accept the Annual Report on the status of the Housing Element Program implementation and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

### BACKGROUND

Pursuant to California State law, each City and County is required to prepare an Annual Report to its legislative body on the status of the Housing Element and progress on its implementation. The law requires that a copy of the Annual Report be submitted to the State Department of Housing and Community Development (HCD) at the same time it is submitted to the legislative body. In compliance with state housing law, the Community Development Department will submit the report to the State once accepted by your Council. The Housing Element Annual Progress Report is included as Attachment A.

### DISCUSSION

The Housing Element Annual Progress Report has been prepared in accordance with the State's submittal requirements. The City Council adopted Resolution No. 5556, approving an updated Housing Element on November 10, 2014. The updated Housing Element is effective for the 2015 through 2023 planning period. This report provides a summary of housing program implementation for the 2015 calendar year which falls within the 2015-2023 planning period.

In 2014, the City of Carpinteria issued building permits for the Casas de Las Flores Apartments (43 units) and the Faith Lutheran Parsonage. In 2015, the two projects were completed and resulted in 44 new residential units.

The following tables are excerpted from the attached Report (page 4) and follow the required format established by the State Housing and Community Development Department. Table 1 summarizes the number of residential units permitted in the City that were completed in 2015. Table II summarizes the number of residential building permits issued in 2015.

**Table I: New Residential Units Completed in 2015  
 (Issued Certificates of Occupancy)**

<b>Project Name</b>	<b>Address</b>	<b>Units</b>	<b>Income Category</b>
Faith Lutheran	1335 Vallecito Place	1	Above Moderate
Casas de las Flores	4096 Via Real	43	42 Low / Very Low 1 Above Moderate
<b>Total Residential Units Completed in 2015:</b>		<b>44 (net gain = 44)</b>	

**Table II: Residential Units Building Permits Issued in 2015  
 (Not Completed in 2015)**

<b>Project Name</b>	<b>Address</b>	<b>Number of Units</b>	<b>Income Category</b>
Krausgrill	4640 Ninth Street	1	Above Moderate
MTI Capital	1275 / 1289 Cramer Circle	2	Above Moderate
Olsen	4879 Dorrance Way	1	Above Moderate
Olverd	5157 Ogan Road	1	Above Moderate
<b>Total Residential Units Approved in 2015:</b>		<b>5 (net gain = 3)</b>	

Figure 1 summarizes the number of residential units permitted in the City between 2008-2015. The total residential permit valuation is summarized for the period of 2008 to 2015 in Figure 2.

Figure 1

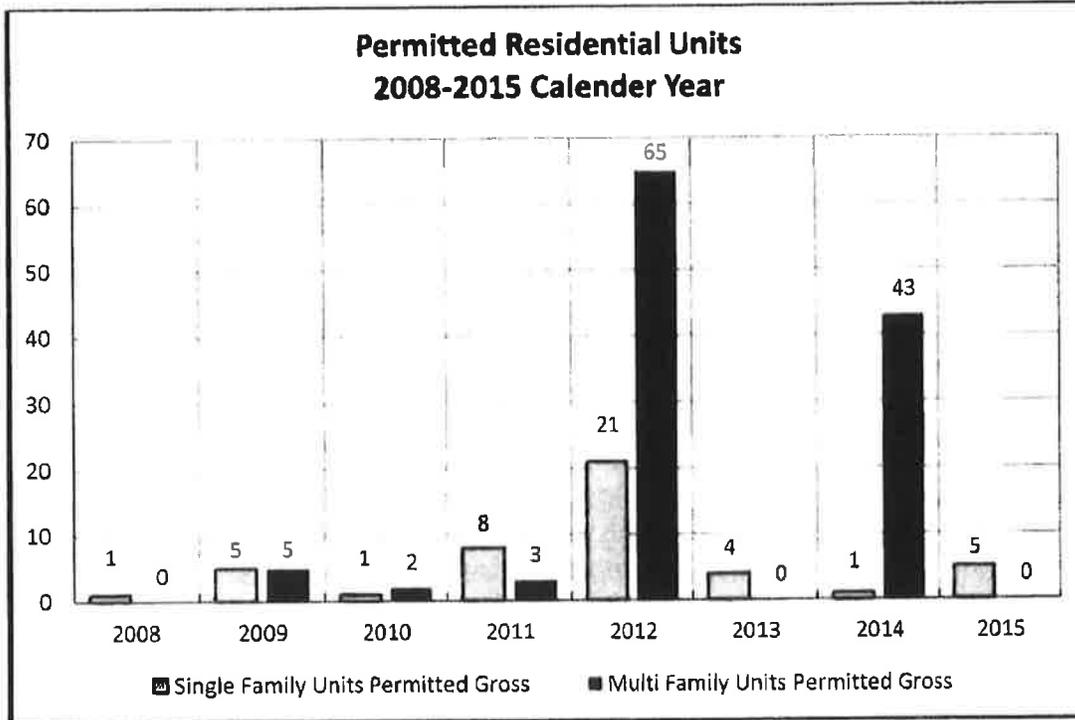
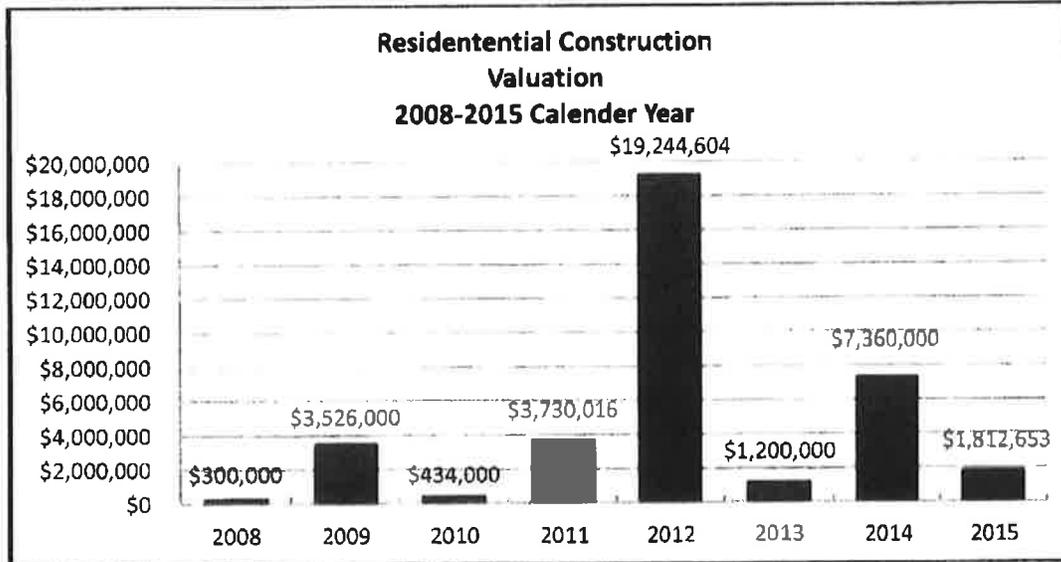


Figure 2



The Annual Housing Element Progress Report shows that the City has effectively implemented its Housing Element by supporting the development of housing for various economic income groups and partnering with housing providers like Peoples' Self-Help Housing to ensure that much needed low income rental housing is available in

Carpinteria. Additionally, the report shows the City's commitment to supporting special needs populations through Community Development Block Grants (CDBG) issued to public service groups. An example of this is funding for Peoples' Self-Help Housing through the CDBG grant program for housing services and case management to households at-risk of homelessness and directly to homeless individuals seeking permanent housing. It also shows the City's commitment to supporting housing and the quality of life in Carpinteria through implementation of the Inspection on Sale Program, the Single Family Rental Housing Inspection Program, the City's funding of the Workforce Down Payment Assistance Program and through funding the Rental Housing Mediation Task Force (administered by the City of Santa Barbara). All of these efforts are made in support of implementing the City's Housing Element and providing safe and adequate housing for all Carpinterians.

### **POLICY CONSISTENCY**

The attached Housing Element Annual Progress Report includes a detailed discussion of the City's compliance with its Housing Element policies and goals through the implementation of various housing programs throughout calendar year 2015.

### **FINANCIAL CONSIDERATIONS**

There is no financial impact to the City as a result of submitting this report.

### **LEGAL**

Upon submittal of this document to HCD, the City will have complied with California planning law pursuant to section 65400(b)(1) of the Government Code.

### **OPTIONS**

1. Recommend changes and direct staff to return a revised Annual Progress Report for further review.
2. Recommend changes be incorporated into the Annual Progress Report and authorize the Community Development Director to submit the revised Report to HCD.

### **PRINCIPAL PARTIES EXPECTED AT MEETING**

None.

### **ATTACHMENT**

Attachment A      2015 Housing Element Annual Progress Report (March 2016)

Report prepared by and Staff contact:  
Shanna R. Farley-Judkins, Assistant Planner  
(805) 755-4405 / [shannaf@ci.carpinteria.ca.us](mailto:shannaf@ci.carpinteria.ca.us)

  
Signature

Reviewed by: Steve Goggia, Acting Community Development Director  
(805) 755-4414 [steveg@ci.carpinteria.ca.us](mailto:steveg@ci.carpinteria.ca.us)

  
Signature

Reviewed by: Dave Durlinger, City Manager

  
Signature

**Attachment A**

**2015 Housing Element Annual Progress Report (March 2016)**

**City Council Meeting  
March 28, 2016**

# *City of Carpinteria*



## **2015 Housing Element Annual Progress Report**



*March 2016*

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## **INTRODUCTION**

Pursuant to section 65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that implement the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs.

The 2015-2023 Housing Element was adopted by Resolution No. 5556 by the City Council on November 10, 2014. The State Department of Housing and Community Development certified the Housing Element on November 20, 2014. This update complies with the Housing Element planning period from February 15, 2015 through February 15, 2023 and includes information related to housing in Carpinteria for the 2015 calendar year.

### **2015 Housing Highlights**

In 2015, construction was completed on 44 new residential units. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with existing residential development in the community. Tables I – IV on pages 9 -11 of this report include a breakdown of new and replaced residential units.

City staff continued to work closely with Peoples' Self-Help Housing on the Casas de Las Flores Apartments. This 43-unit affordable development provides housing for low and very low income households. The apartment units and community center replace 47 travel trailers that had provided temporary housing. The Planning Commission approved the project in December 2010. Construction commenced in April 2014 and was completed in September 2015.

In November 2014, the City Council adopted Resolution No. 5556 and approved an updated Housing Element, which provides an assessment of the City's housing needs, future goals and development strategies for the years 2015 - 2023. The resolution complies with the State Department of Housing and Community Development's requirement for municipalities within the Santa Barbara County Association of Governments (SBCAG) to update their housing elements every eight years and is consistent with the City's General Plan.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2015, staff continued to develop the Workforce Housing Down Payment Loan Program. The program is funded by the 2011 Development Agreement that allowed the conversion of five affordable residential units at Lavender Court to a payment of \$571,000 to the City's Affordable Housing Trust Fund. Like an in-lieu fee, the funds are used to provide down payment loans for families purchasing homes in the City of Carpinteria. During 2015, one loan was approved. Staff continues to work with the Housing Trust Fund of Santa Barbara County to find interested buyers looking to use the deferred repayment loans to help buy homes in Carpinteria.

## Housing Element Review

The Housing Element is organized into two sections that describe the goals and objectives of the City in addressing the community's housing needs. The Housing Element also includes Technical Appendices with detailed information to document compliance with the Government Code. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the planning period. The document also contains a Housing Program which describes 21 specific programs the City implements to realize the goals of the Housing Element. This report explains the housing programs and goals and how the City implemented them throughout 2015.

### Program Category 1: Make sites available to accommodate the RHNA

#### *Housing Needs Summary*

*The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 163 housing units for the 2014-2022 Regional Housing Needs Allocation Plan. The 2015-2023 Housing Element Table II-1 below shows the City's share of the regional housing need across five income categories.*

**Table II-1  
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2015-2023	39	26	34	64	163
Units completed after 1/1/2014 (Housing Element Table B-2)	33	9	2	5	49
Net remaining RHNA	23		32	59	114
Housing sites (Housing Element Table B-3)	76		6	35	117
Adequate capacity?	Yes		Yes <sup>1</sup>	Yes <sup>1</sup>	Yes

Notes:

1. Reflects excess lower-income sites

#### *Goals*

- Attain additions to the housing supply that meet the housing needs of all economic segments.
- 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 sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan.
- *Housing Types:* In the General Plan/Coastal Plan and implementing ordinances provide for a mix of housing types consistent with the City's needs, including single family detached and multiple family housing.

- *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.

**Result**

The City keeps an inventory that details the amount, type and size of vacant parcels to assist developers in identifying land suitable for residential development. The City also reports on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone or identify new sites sufficient to accommodate the City's RHNA. The City also works with developers to ensure that appropriate lot densities are used when planning new development.



**Casas de las Flores Apartments**

In 2015, construction was completed on Casas de las Flores, a 43 unit low income apartment complex. Constructed by Peoples' Self-Help Housing, Casa de las Flores generated affordable units available to households with low and very-low incomes.

One new residential unit was constructed on the grounds of the Faith Lutheran Church, to serve as an onsite parsonage. The new unit includes construction of a single-family residence and an attached two-car garage.

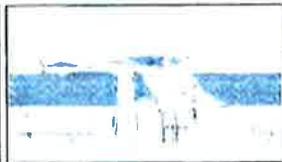


**Faith Lutheran Church Residence**

In 2014, five Building Permits were issued for the construction of new single-family homes. Two of the units replace homes which were previously demolished. Three of the units are being constructed on vacant lots. The five new units were not yet completed at the close of 2015.



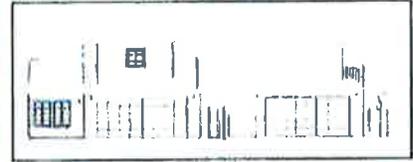
**4840 Ninth Street**



**5157 Ogan Road**



**4879 Dorrance Way**



**1275 and 1289 Cramer Circle**

**Table I: New Residential Units Completed in 2015  
(Issued Certificates of Occupancy)**

Project Name	Address	Units	Income Category
Faith Lutheran	1335 Vallecito Place	1	Above Moderate
Casas de las Flores	4096 Via Real	43	42 Low / Very Low 1 Above Moderate
<b>Total Residential Units Completed in 2015:</b>		<b>44 (net gain = 44)</b>	

**Table II: Residential Units Building Permits Issued In 2015  
(Not Completed in 2015)**

Project Name	Address	Number of Units	Income Category
Krausgrill	4640 Ninth Street	1	Above Moderate
MTI Capital	1275 / 1289 Cramer Circle	2	Above Moderate
Olsen	4879 Dorrance Way	1	Above Moderate
Olverd	5157 Ogan Road	1	Above Moderate
<b>Total Residential Units Approved in 2015:</b>		<b>5 (net gain = 3)</b>	

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

Income Group	2015-2023 RHNA	Units Added 2015	Units Added 2016	Units Added 2017	Units Added 2018	Units Added 2019	Units Added 2020	Units Added 2021	Units Added 2022	Units Added 2023	Total Units Approved
Very Low	39	0	0	0	0	0	0	0	0	0	0
Low	26	0	0	0	0	0	0	0	0	0	0
Moderate	34	0	0	0	0	0	0	0	0	0	0
Above Moderate	64	3	0	0	0	0	0	0	0	0	3
<b>TOTAL</b>	<b>163</b>	<b>3</b>	<b>0</b>	<b>3</b>							

**Table IV: Constructed Units**

<b>Year</b>	<b>Units Completed (Certificate of Occupancy)</b>
<b>2007</b>	<b>28</b>
<b>2008</b>	<b>61</b>
<b>2009</b>	<b>11</b>
<b>2010</b>	<b>8</b>
<b>2011</b>	<b>13</b>
<b>2012</b>	<b>9</b>
<b>2013</b>	<b>112</b>
<b>2014</b>	<b>3</b>
<b>2015</b>	<b>44</b>
<b>TOTAL</b>	<b>289</b>

**Program Category 2: Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households.**

**Goals**

- Attain a housing supply that meets a variety of housing needs.
- Attain a housing supply that meets the needs of extremely-low-, very-low-, low- and moderate-income households.
- Attain a housing supply that meets the needs of special population groups.

**Policies**

- *Infill Development:* Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.
- *Second Units:* Promote the development of second units consistent with the State law and the City's second unit ordinance.
- *Suitable Housing Unit Sizes:* Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.
- *Downtown Mixed Use:* Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- *Rental Assistance:* Continue participation in the County of Santa Barbara Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs. Allocate HOME funds and In lieu Fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.
- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.
- *Critical Workforce Housing:* Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical workforce occupations. Examples of critical workforce occupations are law enforcement, firefighters, nurses, teachers and local government.
- *Farm Employee and Supportive Housing:* Allocate in lieu fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.
- *Shelter for the Homeless:* Support countywide programs to provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing and permanent housing. Allocate CDBG funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.

## Result

To address the needs of low income households, the City worked with Peoples' Self-Help Housing to reserve HOME and Community Development Block Grant (CDBG) funds to assist in the acquisition and redevelopment of a blighted property located at 4096 Via Real. Construction commenced in April 2014 on the Casas de Las Flores Apartments which consists of a 43-unit multi-bedroom, multi-family apartment complex and community center. This project meets the City's objective of providing additional affordable rental housing to low and very low income households. Construction was completed in September 2015.



**Casas de Las Flores Apartments**

Also within Program Category 2, the Community Development Department implements the Secondary Dwelling Unit Program which allows development of secondary dwelling units in the Single Family Residential Zone Districts. The program allows owners of lots greater than 8,000 square feet in size to be eligible to construct second dwelling units. The program applies to 528 single family residential lots which have adequate lot sizes and do not already enjoy second units. In years past, an average of two second units were permitted annually. During the 2015 period, only one second unit was permitted by the Community Development Department, although Building Permit had not yet been issued by the close of 2015. The City's 2015 – 2022 Housing Element addresses this issue and recommends that the second units development standards are reviewed to ensure that there are no governmental constraints to the development of second units. These development standards will be reviewed in the context of the City's comprehensive Zoning Code Update. One standard that was discussed was amending the Zoning Code to allow development of second units on lots smaller than 8,000 square feet. This option would make properties eligible to take advantage of the program. The City will continue to educate interested property owners about second unit opportunities. Also, the City is considering reduction in the Development Impact Fees for smaller units, which will be considered in the next Development Impact Fee Study.

**Program Category 3: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.**

**Goals**

- Address, and to the extent legally possible, mitigate and/or remove governmental constraints to the maintenance, preservation, improvement and development of housing.
- Implement land use regulations that facilitate meeting affordable housing needs.

**Policies**

- *Expedite Affordable Housing Development Review:* Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission and City Council to: (a) provide technical assistance to affordable housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.
- *Fee Mitigation:* Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

**Result**

The City has implemented a 50% Development Impact Fee reduction for 100% affordable housing development, to assist in removing governmental constraints to the development of affordable housing. This reduction was applied for both the Dahlia Court and Casas de las Flores Apartments sites.

Additionally the City met with Habitat for Humanity representatives to consider development of a property located at 4949 Sawyer Avenue to provide three affordable residential ownership units. The project was reviewed by the Architectural Review Board in February 2014 at the conceptual design phase and was submitted for Development Permit review in November 2015. The project received a preliminary recommendation by the Architectural Review Board on January 14, 2016 and was approved by the Planning Commission on March 7, 2016. As with Peoples' Self-Help Housing, partnering with Habitat for Humanity will help the City provide more affordable housing options.



**Habitat for Humanity Residences**

**Program Category 4: Conserve and improve the condition of the existing stock of affordable housing.**

**Goals**

- Conserve existing housing important to the community such as rental apartments, mobile home parks and other affordable housing units.
- Maintain the affordability of existing and future affordable housing developments.
- Attain a housing supply free from substandard and deteriorated housing conditions.

**Policies**

- *Section 8 Housing:* Maintain the numbers of extremely-low-, very-low- and low-income households that are assisted by the Section 8 rental assistance program.
- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- *Mobile Homes, Mobilehome Parks and Manufactured Housing:* Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.
- *Mobile Home Rents:* Continue the Mobile Home Park Rental Stabilization ordinance.
- *Occupancy Inspections:* Conduct occupancy inspections for code requirements for single-family residential units and apartment structures when they are sold.
- *Long-Term Housing Affordability:* Enforce resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.
- *Maintenance and Repair:* Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
- *Housing Rehabilitation:* Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
- *Housing Replacement:* Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.
- *CDBG Rehabilitation:* Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.
- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.

**Result**

Seven mobile home parks provide housing in the City with a total of 860 mobile home park spaces. Mobile homes are generally affordable by design. The City's Mobile Home Rent Stabilization regulations aim to protect the value of mobile homes for tenants of rental

parks. The City also allows manufactured homes to be constructed in all residential zones which may reduce construction costs.

The City completed 54 Inspection on Sale Reports and 38 Single Family Rental Housing Inspections in 2015 (conducted every three years to ensure rental properties are properly maintained). Ongoing Inspections of residential unit sales and rental units serve to maintain and improve the living standard of some of the City's aging rental housing stock and those units being sold on the open market or through foreclosure proceedings.

The City continually promotes rehabilitation of substandard residential properties and mandates repairs and renovations as required by the Building Code. For example, in 2015 Code Compliance inspections continued at the Casa del Sol Motel and Apartments, Cypress Tree Apartments, Tomarla Apartments, La Concha Apartments and Sycamore Apartments. These inspections and follow-up citations for conditions that are not in non-compliance with Uniform Building Code and Housing Code standards, lead to improved site upkeep, general maintenance and serve to prevent public nuisance concerns in the neighborhood. The Cypress Tree Apartments recently transitioned into new ownership and are now identified as Ohm Apartments. The 28 unit Ohm Apartments were recently remodeled and now make upgraded housing accommodations available within 400 square feet studio units, with one and two bed options.

**Program Category 5: Promote housing opportunities for all persons.**

*Goals*

- Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability and familial status to have available to them the same housing choices.

*Policies*

- *Promote Fair Housing:* Promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- *Information and Referral:* Promote fair housing through the provision of information and referral services to residents who need help on fair housing issues. This includes referring local residents who want to file a housing discrimination complaint to the appropriate local, county, state or federal agency, depending on the nature of the complaint.
- *Fair Housing Information:* Implement activities to broaden resident knowledge of fair housing law.

*Result*

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF). The RHMTF provides dispute resolution resulting from landlord, tenant and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general

social service guidance for those with disabilities, seniors and victims of domestic violence. During 2015, the RHMTF provided service to 94 Carpinteria tenants and landlords regarding issues related to rental housing. In 2014, the RHMTF began outreach programs in Carpinteria to educate local residents about tenant/landlord rights and to answer housing questions. The program shows success in preventing litigation through mediation and conflict resolution. In March 2015, RHMTF held a local workshop to help educate local residence about the services prides by RHMTF and other typical concerns related to rental housing.



**Rental Housing Mediation Task Force Workshop  
March 2015**

## **Conclusion**

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2015 that improved the quality and quantity of market rate and affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update was completed and certified in 2011. Given the success of Carpinteria's program, many of the affordable housing strategies were continued into the 2015 - 2023 Housing Element with modifications made as necessary to meet the City's regional housing needs. The City remains in compliance with Housing Element Law by adoption of its Housing Element update in late 2014.

**Exhibit 1** - Annual Housing Element Implementation Report

## **Exhibit 1**

### **Department of Housing and Community Development Annual Housing Element Implementation Report**

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §8202 )

Jurisdiction City of Carpinteria  
Reporting Period 1/1/2015 12/31/2015

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	CRR Category	Phase R1/R2/Other Or/Cluster	Adequacy by income category				Total Units per Project	Ext. # of Units	Assistance Programs for Each Development	Deed Restricted Units	Note: Enter the number of units constructed to be affordable without financial or deed restrictions and, if applicable, explain how the restrictions implemented for units with financial or deed restrictions. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See instructions	See instructions	
Krausgrill 4640 Ninth Street		O				1	1				
MTI Capital 1276/1288 Cramer Circle		O				2	2				
Olsen 4878 Dorrance Way		O				1	1				
Olverd 5157 Ogan Road		O				1	1				
(9) Total of Moderate and Above Moderate from Table A3			▶▶▶			0	0				
(10) Total by Income Table A/A3			▶▶				5	5			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Carpinteria  
Reporting Period 1/1/2015 12/31/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Income Low House	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Family	2. Single 2 - 4 Units	3. Single 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	0	0				0	0

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Carpinteria  
Reporting Period 1/1/2015 12/31/2015

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period See Example.			2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 8		
Very Low	Deed Restricted Non-deed restricted	39	0										39
Low	Deed Restricted Non-deed restricted	26	0										26
Moderate	Deed Restricted Non-deed restricted	34	0										34
Above Moderate		64	3									3	61
Total RHNA by COG Enter allocation number:		163	3									3	180
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Carpinteria  
Reporting Period 1/1/2015

12/31/2015

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
1. Second Unit Program	12 second units during the planning period	Ongoing	In 2015, one second unit was permitted by CDD. 11 second units remain to be completed during the planning period.	
2. Energy Conservation Program	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continue to promote energy efficient and energy saving opportunities on new and redevelopment projects.	
3. No Net Loss Program	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continues to ensure compliance with no net loss of residential units through the review of development permits.	
4. Section 8 Rental Assistance Program	189 Section 8 Certificates during the planning period	Ongoing	In 2015, Section 8 Certificates were issued by the County and City of Santa Barbara Housing Authorities within the City of Carpinteria.	
5. Affordable Rental Housing Program	43 lower income rental units during the planning period	Ongoing	In 2015, construction was completed on Casas de las Flores a 43 unit residential rental complex which would serve low and very low income households.	
6. Inclusionary Housing Program	10 Inclusionary Housing Units during the planning period	Ongoing	No new inclusionary units were constructed or proposed in 2015. Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing developments.	
7. Density Bonus Procedures	Continue to offer density bonus incentives throughout the planning period	Ongoing	Although no density bonus units were developed in 2015, staff will continue to provide density bonus incentive information to qualifying developments through the planning and development review process.	
8. Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	Ongoing	Although no lots were consolidated in 2015, staff will continue to identify and work with developers to consider consolidation of small lots.	
9. Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable ownership condominiums which have applied to take advantage of modifications to provide relief from parking requirements and reduction in Development Impact Fees	
10. Fee Mitigation Program	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable ownership condominiums which have applied to take advantage of the reduction in Development Impact Fees.	
11. Special Needs Housing Program	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period	Ongoing	In 2015, the Planning Commission approved conversion of a vacant commercial office building to a 95 bed elderly residential care facility. The facility is under construction and expected to open in 2016.	
12. Conservation of Mobile Home Parks	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period	Ongoing	The City has continued to monitor rental rates in mobile homes parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria.	
13. Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	Ongoing	During the 2015 calendar year, no rental residential units were converted to condominiums due provisions of the Condominium Conversion Ordinance related to rental vacancy rates.	
14. Inspection on Sale Program	Facilitate preservation of existing housing units throughout the planning period	Ongoing	The Community Development Department and Building Division completed 49 Inspections on Sale during 2015. The program identified several zoning and building code violations, many of which were corrected.	
15. Rental Housing Inspection Program	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department and Code Compliance Division completed 45 Rental Housing Inspections in 2015. The program identified several zoning and building code violations, many of which were corrected.	

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Carpinteria  
Reporting Period 1/1/2015 12/31/2015

Table C

**Program Implementation Status**

Program Description (By Housing Element Program Name)		Housing Programs Progress Report - Government Code Section 65503. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, employment, and development of housing as defined in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
1 Second Unit Program	12 second units during the planning period	Ongoing	In 2015, one second unit was permitted by CDD. 11 second units remain to be completed during the planning period.	
2 Energy Conservation Program	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continue to promote energy efficient and energy saving opportunities on new and redevelopment projects.	
3 No Net Loss Program	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continues to ensure compliance with no net loss of residential units through the review of development permits.	
4 Section 8 Rental Assistance Program	169 Section 8 Certificates during the planning period	Ongoing	In 2015, Section 8 Certificates were issued by the County and City of Santa Barbara Housing Authorities within the City of Carpinteria.	
5 Affordable Rental Housing Program	43 lower income rental units during the planning period	Ongoing	In 2015, construction was completed on Casas de las Flores a 43 unit residential rental complex which would serve low and very low income households.	
6 Inclusionary Housing Program	10 Inclusionary Housing Units during the planning period	Ongoing	No new inclusionary units were constructed or proposed in 2015. Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing developments.	
7 Density Bonus Procedures	Continue to offer density bonus incentives throughout the planning period	Ongoing	Although no density bonus units were developed in 2015, staff will continue to provide density bonus incentive information to qualifying developments through the planning and development review process.	
8 Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	Ongoing	Although no lots were consolidated in 2015, staff will continue to identify and work with developers to consider consolidation of small lots.	
9 Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider these affordable housing code provisions which have applied to take advantage of modifications to provide relief from certain requirements and reduction in Development Impact Fees.	
10 Fee Mitigation Program	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider these affordable housing code provisions which have applied to take advantage of this reduction in Development Impact Fees.	
11 Special Needs Housing Program	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period	Ongoing	In 2015, the Planning Commission approved conversion of a vacant commercial office building to a 95 bed elderly residential care facility. The facility is under construction and expected to open in 2016.	
12 Conservation of Mobile Home Parks	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period	Ongoing	The City has continued to monitor rental rates in mobile homes parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria.	
13 Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	Ongoing	During the 2015 calendar year, 16 rental residential units were converted to condominiums due provisions of the Condominium Conversion Ordinance related to rental vacancy rates.	
14 Inspection on Sale Program	Facilitate preservation of existing housing units throughout the planning period	Ongoing	The Community Development Department and Building Division completed 49 inspections on sale during 2015. The program identified several zoning and building code violations many of which were corrected.	
15 Rental Housing Inspection Program	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department and Code Compliance Division completed 45 Rental Housing Inspections in 2015. The program identified several zoning and building code violations many of which were corrected.	
16 Housing Code Compliance	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department's Building and Code Compliance Division conducted several site inspections and enforced the housing and building and safety codes through compliance orders and administrative citations.	
17 Single Family Housing Rehabilitation	Rehabilitation of five units occupied by extremely low income owner households and three units occupied by very low income owner households during the planning period	Ongoing	The City will continue to promote eligible very low income homeowners contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards.	
18 Multi-family Rehabilitation	Rehabilitation of two extremely low income units, one very low income unit and six low income units during the planning period	Ongoing	The City will continue to seek grant funds to facilitate rehabilitation of multi-family housing in need of repair.	
19 Fair Housing Information and Referral	Continue to disseminate fair housing information to residents, landlords and other interested parties throughout the planning period; conduct annual fair housing workshops in cooperation with the Rental Housing Mediation Task Force	Ongoing	The City continues to partner with the City of Santa Barbara's Rental Housing Mediation Task Force to provide tenants, landlords and interested parties with information and mediation services related to housing and rental disputes. In 2015, several tenant/landlord disputes were resolved, out of court, through mediation. The City also refers residents to the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance to address concerns related to disability access, those living on fixed incomes, and victims of domestic or elder abuse.	
20 Workforce Homebuyer Down Payment Loans	Continue to facilitate home ownership for local workforce throughout the planning period	Ongoing	The City continues to provide down payment loans in collaboration with the Housing Trust Fund of Santa Barbara County. In 2015, one loan was funded in the amount of \$37,500, for purchase of a home for a household of five.	

**General Comments:**  
Please see the City's 2015 Housing Element Annual Progress Report for information on the City's efforts and successes in implementing its housing element.

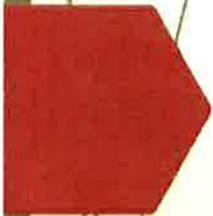
***Attachment 2***

2015 Work Plan Accomplishments Table

Excerpted from the 2016 City of Carpinteria Annual Work Plan

# City of Carpinteria

**Annual Work Plan  
January 23, 2016**



# **A. 2015 Work Plan Accomplishments**

**2015 Work Plan Accomplishments  
General Government**

<b>Activity</b>	<b>Comments</b>
<b>Program: Legislative &amp; Policy</b>	
<b>Regional Programs Collaboration and Cooperation</b>	<p>During 2015, City representatives, including staff and Council members, participated in meetings of C3H, (a new collaboration with various south coast human services agencies and community members aimed at addressing homelessness in Carpinteria), THRIVE and CalGRIP, as well as collaborations with the South Coast Task Force on Youth Gangs and CVWD, CSD, and the Chamber of Commerce Board. The City has also been participating in a Bicycle Tourism study group organized jointly by Ventura and Santa Barbara County supervisors Bennet and Carbajal, respectively, and is an active participant in the Santa Barbara County Integrated Regional Water Management group, through which Proposition 50 and Proposition 84 funding were distributed.</p> <p>The City hosted a Sea Level Rise Workshop and staff continued its participation in a number of regional efforts aimed at better understanding and planning for the potential effects of sea level rise and other climate change impacts.</p> <p>The City also began a collaboration with CVWD and CSD to study and plan for making recycled water available in the Carpinteria Valley. Finally, work with Caltrans, Coastal Commission, County and SBCAG (regional council of governments), continued regarding permitting and delivery of the Highway 101 improvements project, in particular, the Linden-Casitas Interchanges project.</p> <p>Also, meetings of the following ongoing regional agencies and committees were attended by Council and/or staff members:</p> <ol style="list-style-type: none"> <li>a. Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) (Shaw/Alt. Carty)</li> <li>b. California Joint Powers Insurance Authority (CJPIA) (Clark/Alt. Shaw)</li> <li>c. Channel Counties Division, League of California Cities (Nomura/Alt. Shaw)</li> <li>d. Santa Barbara Association of Governments (SBCAG)(Clark/Alt. Nomura)</li> <li>e. Santa Barbara County Air Pollution Control District (APCD)(Clark/Alt. Nomura)</li> <li>f. Santa Barbara Joint Housing Task Group (Carty &amp; Shaw)</li> </ol>

	<ul style="list-style-type: none"> <li>g. Central Coast Collaborative on Homelessness (C3H) (Clark)</li> <li>h. South Coast Task Force on Youth Gangs Leadership and Executive Council (Carty &amp; Clark)</li> </ul> <p>2. Joint and Special Committees</p> <ul style="list-style-type: none"> <li>a. City Council/Chamber of Commerce Board of Directors Committee (Carty &amp; Nomura)</li> <li>b. 50<sup>th</sup> Anniversary Committee (Nomura &amp; Carty)</li> <li>c. City Council/Utilities Committee (Stein &amp; Nomura)</li> <li>d. City Council/First District Supervisor Committee (Stein &amp; Carty)</li> </ul>
<p><b>Legislative Advocacy</b></p>	<p>The City conducted research, conducted public meetings, and sent comment letters to appropriate officials concerning a proposed San Luis Obispo County project that would increase oil-by-rail transportation, hazardous material (crude oil) transportation by rail, generally, and AB 718, state legislation concerning vehicle camping. Continuing work with State and regional agencies concerning the Highway 101 projects, working with various agencies on trail development at east and west ends of town, i.e., Rincon and Santa Claus Lane connections, and working with State and SBCAG on agricultural land mitigation program associated with Linden-Casitas Interchanges Project.</p>
<p><b>Legislation and Policy Research &amp; Development</b></p>	<p>Research and analysis were conducted and staff reports and draft ordinances prepared relating to amendments to the City's Medical Marijuana provisions and concerning the establishment of Short-Term Residential Rental legislation.</p> <p>In cooperation with SBCAG and Caltrans, the City continued work on flood plain issues associated with the Linden-Casitas Interchanges project, which culminated with approval by the City Council of a Letter of Map Revision. A response from FEMA is pending. The City also has continued work with County, Caltrans and railroad representatives to advance the Rincon and Santa Claus Lane Trails projects.</p> <p>The City Council discussed Community Choice Energy and authorized participation in a collaboration with the County of Santa Barbara and other local agencies.</p> <p>In response to a new state law, the City approved changes to its terms of employment concerning leave policies.</p>

<b>Program: City Administration</b>	
Strategic Planning & General Plan Updates	The City Council approved a multi-year schedule for the updates and appointed a General Plan update Committee made up of two members of both the Council and Planning Commission. This matter is now a part of the work program under Community Development.
Performance Measurement and Transparency	The City has selected and subscribed to a financial transparency software tool that is scheduled for roll-out on the City's website in late January 2016.
Other Work: During each year work is initiated through various processes which was not planned for but requires significant staff time and/or resources. This is a list of such matters:	<ul style="list-style-type: none"> <li>• Oil Trains Safety Risk letter to legislators</li> <li>• Phillips 66 Rail Spur project comment letter</li> <li>• Community Choice Aggregation/Energy MOU</li> <li>• Haggen Bankruptcy and store closure</li> <li>• Establishment of Short Term Rental regulations</li> <li>• Reclaimed Water project MOU</li> <li>• Amendment to Medical Marijuana regulations</li> </ul>
<b>Program: Community Promotions and Communications</b>	
50 <sup>th</sup> Anniversary	The 50 <sup>th</sup> Anniversary Committee continued to meet and is on schedule to implement various events and activities associated with celebrating the City's 50 <sup>th</sup> anniversary of incorporation in September 2015.
City Maps	No work undertaken on this matter, to date.
Phone App	With the existence of sites such as Yelp, Trip Advisor, and Facebook the development of a City Phone App for visitor serving use has not been pursued. However, smart phone, iPad, and other compatibility issues will be incorporated as part of the 2016 web site update work plan item.
City Website Privacy Policy and Terms & Conditions Update	This item was not completed but will be reviewed as part of the 2016 web site update work plan item.
<b>Program: Staff Recruitment and Retention</b>	
Update Administrative and Workplace Safety Policies and Procedures	Eight policies and procedures were revised updated and completed and eight policies were written and in draft form to be reviewed and approved. The City was recognized by the California Joint Powers Insurance Authority as Best Workers Compensation Program, 2014-15, for a City its size.
<b>Program: Emergency Preparedness</b>	
Emergency Response Capacity Building	The EOC Activation Handbook, Shelter Response Plan, Updated EOC kits, were completed prior to the Emergency Services Coordinator resigning. This work will continue with the anticipated hiring for the position.

**Administrative Services Department  
2015 Work Plan Accomplishments**

<b>Activity</b>	<b>Comments</b>
Phone System	New phone system installed in December 2015
Payroll Processing conversion	Changed payroll processing vendor from ADP to Paychex

**Community Development Department  
2015 Work Plan Accomplishments**

Activity	Comments
<b>DEVELOPMENT REVIEW &amp; BUILDING</b>	
<b>Highway 101 Projects</b> <ul style="list-style-type: none"> <li>• Mussel Shoals to Carpinteria HOV Lanes</li> <li>• Linden/Casitas Interchanges and Via Real Extension</li> <li>• South Coast HOV Lanes</li> </ul>	<p><b>Ongoing.</b></p> <p>HOV Lanes open through Carpinteria. Staff to ensure landscape installation per ARB reviewed plans.</p> <p>Project Development Team (PDT) meetings continue; Public Works submitted flood map change to FEMA; LCPA/CUP/CDP approvals complete; Final ARB review required; Construction plans and agreements require approval.</p> <p>Final EIR released in September 2014. Awaiting outcome of two CEQA lawsuits filed against Caltrans et al. SBCAG hired Corridor Coordinator and putting together consultant team to work on design, public outreach and permitting.</p>
<b>ADVANCE PLANNING</b>	
<b>Consistency Rezoning</b> <ul style="list-style-type: none"> <li>• Align zoning with General Plan Designations</li> </ul>	<p><b>Ongoing.</b> The LCPA was recommended for approval by the Planning Commission on August 4, 2014. The City Council approval on September 8, 2014 was forwarded to Coastal Commission in late September. The application was deemed complete and is awaiting CCC hearing in 2016.</p>
<b>Zoning Code Amendment</b> <ul style="list-style-type: none"> <li>• Density bonus;</li> <li>• Transitional and supportive housing;</li> <li>• Single room occupancy;</li> <li>• Ag. employee housing;</li> <li>• Emergency shelters; and</li> <li>• Housing for persons with disabilities</li> </ul> <p>Consistent with state housing law.</p>	<p><b>Ongoing.</b> The LCPA was recommended for approval by the Planning Commission on July 7, 2014. The City Council approval on July 28, 2014 was forwarded to Coastal Commission in late September. The application was deemed complete and is awaiting CCC hearing in 2016.</p>
<b>Short-term Rentals Ordinance</b> <ul style="list-style-type: none"> <li>• Address vacation rentals in the Zoning Code</li> </ul>	<p><b>Ongoing.</b> After two public hearings, the Planning Commission provided a recommendation to the Council to be considered in February.</p>
<b>Zoning Code Update</b> <ul style="list-style-type: none"> <li>• Comprehensive Update to Zoning Code</li> </ul>	<p><b>Ongoing.</b> The public draft Zoning Code will be released after Council discussion of short-term rentals and City Attorney review of sign regulations after Supreme Court decision in Gilbert, AZ case.</p>

<p><b>Climate Change Adaptation Policy</b></p> <ul style="list-style-type: none"> <li>Adaptation Policy Implementation</li> </ul>	<p><b>Ongoing.</b> CDD staff will continue participation in two regional efforts that implement the City's Sustainability Policy. The Coastal Ecosystems Vulnerability Assessment work is expected to be finished in Spring 2016 through the University of California Sea Grant Program. Historic weather data and photos for Carpinteria have been submitted to assess potential impacts from climate change to coastal infrastructure as part of a regional South Coast Resiliency Project sponsored by the County of Santa Barbara.</p>
<p><b>Code Compliance</b></p>	
<p><b>Massage Regulations</b></p> <ul style="list-style-type: none"> <li>Update Municipal Code Massage Regulations</li> </ul>	<p><b>Ongoing.</b> Staff attended a League of California Cities Webinar on the topic. Work has not yet begun on drafting the revised ordinance and it does not appear that significant changes are needed.</p>
<p><b>Animal Control</b></p>	
<p><b>Spay and Neuter Ordinance</b></p> <ul style="list-style-type: none"> <li>Adopt mandatory spay/neuter ordinance for dogs and cats (with exemptions)</li> </ul>	<p><b>Ongoing.</b> Spay and Neuter Ordinance was approved in November 2015. Rollout required prior to July 1, 2016 effective date.</p>

## PUBLIC WORKS

### 2015 WORK PLAN ACCOMPLISHMENTS

Activity	Comments
Capital Improvement Plan Update	The Capital Improvement Plan has been drafted by a consultant and reviewed by City staff. The project list is based on the 2003 Capital Improvement Plan, project requests by the Public and City Staff recommendations
Public Works Department Administration	Public Works has developed and is using a staff time tracking system to bill development and CIP projects. This will assist the Department with further development of its Permit and Work Order systems.
Parking Management Plan	Parking inventory and analysis has been completed.
Municipal Code Updates	The Annual Blanket Permit Ordinance and Bond Release Ordinance have been completed.
Annual Street Tree Maintenance and Special Condition Streets	Public Works completed work for the Camino Trillado tree preservation test case. Public Works hired a consultant arborist to provide a report on the City's stone pine trees, recommendations provided in the report will go before the Tree Advisory Board and City Council for approval.
Downtown and Beach Area Street Maintenance	Pavement project for a portion of Carpinteria Avenue and the El Carro neighborhood is currently under construction.
Ash Avenue Improvements Project	Continued to work on the plans, specifications and engineer's estimate for this improvement project. 99% plans have been completed.
Carpinteria Avenue Bridge Replacement Project	Significant progress was made on this project. All of the engineering and environmental studies, type selection report, and 50% plans, specification and engineer's estimate have been completed. A draft EIR will be circulated soon.
US 101 Projects	Linden Avenue and Casitas Pass Road Interchanges – The Local Coastal Plan Amendment has been completed for this project. Public Works continued to focus this year on resolving the project's FEMA floodplain issues and review of the 100% Plans, Specifications and Engineer's Estimate.

#### **Additional Work Items Listed in the 2016 Annual Work Plan Public Works Introduction:**

- Alternative Transportation Grant Applications – In Progress
- Linden Ave. Sidewalk Maintenance Phase II – In Progress
- Alternative Transportation Plan – In Progress
- Carpinteria Ave. & El Carro Neighborhood Street Rehabilitation – In Construction
- Update Photo Mapper Program to GIS – In Progress
- Via Real at Cravens Lane Sidewalk In-fill – In Construction
- Contract and Construction Documents Update – In Progress
- Grant Applications
- Children's Project at Main Sidewalk In-fill Project – In Progress
- Inspections and Inventories

**Parks and Recreation  
Work Plan Accomplishment  
2015**

<b>Activity</b>	<b>Comments</b>
<b>Parks Administration</b>	
New Park Property on Linden Concept Planning	A comprehensive site plan for all the City owned property has been prepared. Implementation of the design elements including a small Inn and Restaurant is now being considered.
Skate Park Planning	The Feasibility Report was completed December 2014. On October 16, 2015, the City council directed staff to negotiate a MOU with the Skate Foundation. A draft MOU has been prepared and circulated to the Skate Foundation for comments.
<b>Parks and Facility Improvement and Maintenance</b>	
Community Garden Project	An EEMP grant has been awarded to City.  A Community Garden design is completed and is ready for permitting.  SPRR building is under restoration
Bluffs Tamarisk Removal	Another 300 lineal feet of tamarisk windrow has been removed. Area disturbed during removal has been seeded with native wildflowers and milk weed. Two more removals of this size will eliminate the tamarisk in the Bluffs nature preserve.
Carpinteria City Hall Campus Improvements	Public bids received for the project has been higher than fiscal constraints allow. Project to be rescoped in 2016 to focus on accessibility.
City Wide Hiking Biking Trail System Planning and Construction	The CEQA document for the Carpinteria Rincon Trail has been certified. The portion of the project in the city of Carpinteria's jurisdiction has been given a CDP. The project is now seeking a CDP for the County portion of the project. A CPUC railroad overcrossing license is now being sought.
Memorial Park Improvements	A new monument sign has been constructed along with a new assessable curb ramp and new landscaping.

Franklin Creek Park	50 donated coast live oak trees have been planted to commemorate 50 year of Carpinteria Cityhood. As these trees grow, they will transition the park from a unfeatured turf area to a grove of native trees providing improved habitat and a unique feature in Carpinteria's park system.
<b>Community Pool Services</b>	
Complete locker replacements	All the pool's original steel lockers have now been replaced with recycled plastic lockers providing a contemporary look and lower maintenance.
<b>Ocean Beach Services</b>	
Holly Avenue Lifeguard Tower replacement	The Holly Avenue Lifeguard Tower has been completely replaced with a new tower including a new storage room and improved functionality.
Winter Protection Berm permits	Permit renews for the project were required in 2015. A new Coastal Commission Permit for five years and new RWQCB and ACOE permits for ten years have been completed.