

would need a modification approved by the Planning Commission to allow the use of compact spaces for three of the six spaces and to place one of the required spaces in the street-side yard setback. He explained that the new parking alignment required revisions to the deck, including relocation of the rear stairway to the south end of the building and the addition of a new expanded walkway section. Mr. Bobroff also noted the revised rear property line wall. He said that the Conditions of Approval were updated to reflect the changes discussed at the last meeting.

Mr. Bobroff answered commissioners' questions about the project, explaining that a landscaped area abutting the property line will have a curb built around it to prevent cars from using it for maneuvering. In response to a question about whether the parking fits the City's standards, he explained that aside from the compact spaces and placement of one space in the street side yard setback, it does.

PUBLIC HEARING OPENED

Chair La Fevers opened the public hearing at 5:53 p.m.

Bill Araluce, project architect, stated that a modification is needed to accommodate the parking spaces. He explained that the modification allowed them to introduce more landscaping, especially between the Marcussens and the Coelers, which is a benefit to both parcels. He said the plans contain two stairways now, and the deck might be extended too far to the northeast and he can move it back four feet. Regarding condition 10 which addresses the permit expiration date, he asked for a two-year period due to the economy, noting it is hard to get funding within a one year period. With respect to the garage, he explained that it is critical that they have it, and it fits the requirement of the Zoning Ordinance and does not affect the total number of spaces that can be accommodated in the parking lot area.

Eileen Marcussen, 4977 Third Street, addressed the comments made by Commissioner Moyer at the last meeting about indoor air quality. She said it is more than a housekeeping issue and is concerned about her family's health, noting that she has allergies and uses medications and inhalers. She said she does not want to suffer fall-out from carbon monoxide or particulates coming their way. She said they were "floored" by the west elevation and decking in the latest plan.

Stephen Marcussen, 4977 Third Street, said the latest set of plans ignores the Commission's requests and only incorporates the developer's ever changing ones. He said the new plan exaggerates the non-conformity, bulk, size and scale of the project from previous plan sets which had specific directives from the Commission. He stated there is now a large walkway that almost extends the entire west elevation of the property, an increase of 16 feet in length and three feet in width, and it creates privacy issues. He noted the eastern orientation has no negative impact on adjacent users. He said the building, built in 1958, was considerate to the neighbors and asked why that consideration is being discarded with no real change to the structure. He said he questions whether he would purchase his house with an overdeveloped neighbor, and that his quality of life and property value will suffer due to the development. He noted the developer retained the six-foot wall against the Commission's directive to remove it, and he can't think of any other development in town with three legal walls. He also complained that his hedge would be stunted by the wall and passers-by would view a large, solid barrier. He said maintaining the stairway at the south elevation creates no conflict with surrounding users. He asked the Commission to give the architect and developer another opportunity to scale the project back to an acceptable standard and not set a precedent for changes of use and overdevelopment. He said his remedies are small in the overall scope of the project.

In response to a question from Commissioner Benefield about whether the wall would help with the exhaust and the noise, Mr. Marcussen said three walls is excessive and they operate fine in their existing state where they don't have cars eight feet from their building. He said he clearly does not want a six-foot fence, would be happy with a green fence and a three-foot wall, and would rather look at a parking lot than a six-foot wall.

Harry Manuras, agent for Barbara and Peter Coeler, said the neighbors' quality of life is improved greatly by the applicant reducing the density by 40%. He said the creation of three to six parking spaces adds public parking for the City and users of the beach area, and the reduction of parking and density of automobiles in the complex will reduce at least 18 trips per day in and out.

Bill Araluce, architect, said changes to the rear elevation accommodate all concerns. He said the owners stated they must have a garage. He pointed out that houses that Mr. Marcussen had displayed in his presentation were elevated by five feet to accommodate the flood plain, and this project will not do that. He said the wall between the properties will be decorative and commensurate with the project's design, and noted that the current wall is leaning and in need of maintenance. He commented that in an ideal world the neighbors would agree to one wall on the property line.

Mr. Marcussen said the wall is six feet and asked how he would be able to maintain his wall if the proposed wall is built. He said when the Coelers bought the Islands Apartments property it did not have a garage, and that adding one creates non-conformity along with the bulk, weight, size and walkways. He said the new rear building elevation really affects them and one can visualize clutter being kept under the stairway.

PUBLIC HEARING CLOSED

Chair La Fevers closed the public hearing at 6:25 p.m.

Upon a question by Commissioner Benefield about how the Zoning Code Update will address the time frame of a development plan permit, Community Development Director Jackie Campbell explained that staff proposes to make it a two-year time frame rather than one year.

Chair La Fevers and Commissioners Benefield and Moyer all agreed that they would be fine with approving the development plan permit for two years.

Chair La Fevers noted that conditions require the project to return to the ARB for final review, so the landscaping will be reviewed in more detail later, and he pointed out that there is a condition that the garage be used for parking and not storage. He said he believes the project is an asset to Carpinteria, the reduction in intensity will be a benefit over time and he supports the project. He said impacts to the neighbors will be an overall improvement, and he believes re-orientation of the parking is an improvement and he likes it better than the parallel parking. He said he can support the modification for the compact spaces, the turnaround and parking in the setback.

Commissioner Benefield said she supports the project and it is an improvement to the neighborhood, and the parking modification is a perfect solution that she can support. She expressed support for the wall but said it should not be a solid cement one. She said it would be best if the applicant and neighbor could work on one wall, but if that is not going to happen the applicant has the right to build a wall. She noted the wall would be a solution for the neighbor not viewing the neighbors' debris and their views to Linden Avenue would still be preserved. She said she supports the new deck and stairway and visually it is much tidier. She said she would want a garage if it were her single family home. She said she

<p>heartily approves of the project.</p> <p>Commissioner Callender said he echoed Chair La Fevers' comments; he appreciates the improvements to the site, and the project is not ideal but is creative. He said he appreciated Mr. Marcussen's input and feels his concerns were addressed. He encouraged the neighbors to discuss the wall configuration going forward and commented that he is happy with the current proposal.</p> <p>Commissioner Moyer expressed support for the project, described it as a huge improvement and said it was leaning toward being an eyesore. He said the neighbors' input has been constructive and he supports the modification to the parking. He noted the landscaping strip between the properties will help the air quality. He said statements he made at the last meeting were in general about the air quality in Carpinteria and not aimed at the neighbors. He noted he was the only one who rode a bike to the meeting tonight.</p> <p>Chair La Fevers noted the Planning Commission requires a modification to condition 10, from one to two years for the Development Plan permit, and he would like the ARB to take a close look at the design and aesthetics of the wall.</p> <p>Deputy City Attorney Alexandra Barnhill stated that a clarification was needed for condition 30 regarding on what basis the City would exercise first right of refusal for the palms, so that it does not appear the City is extorting the trees from the property owner. She said it should state, "In such case, property owner should give City of Carpinteria the first right of refusal which shall be exercised if the trees can be relocated reasonably close to the project site for purposes of general neighborhood enhancement."</p> <p>MOTION</p> <p>Commissioner Callender moved and Commissioner Moyer seconded that they approve the project, including making the findings for the modification of the parking standards, the modification to condition 10 as to the permit duration, and condition 30, the palm tree nexus. Commissioner Benefield questioned whether the design of the wall should go back to the ARB. Community Development Director Jackie Campbell explained that the wall and landscaping would go back to the ARB for final review before any building permits are issued. The motion was passed 4-0 (with Allen recused).</p>	
<p>NEW PUBLIC HEARING</p> <p>Carpinteria Valley Water District Water Lines Planner: Nick Bobroff Project #10-1560-CUP-CDP</p> <p>Hearing on the request of the Carpinteria Valley Water District to consider Case No. 10-1560-CUP/CDP (application filed August 2, 2010) for approval of a Conditional Use Permit and Coastal Development Permit to allow the installation of 7,300 linear feet of new/replacement water pipeline to upgrade the District's Central Pressure Zone (CPZ) and tie the new El Carro Well into the CPZ and the Central Zone Transmission Main in public rights-of-way and existing utility easements across various properties in the CF, SFR, PRD, CPD and REC zone districts under §14.62.030 of the Carpinteria Municipal Code; and to accept the Addendum No. 2 pursuant to §15164 of the State Guidelines for Implementation of CEQA. The application involves: El Carro Park (APNs 004-005-004, -006, 004-007-057), Mission Terrace Estates - 4985, 4973, 4941, 4929, 4917, 4827, 4815 and 4820 El Carro Lane (APNs 004-112-001, -002, -005, -006, -007, -012, -013, -014, -029, -030), Franklin Creek Channel (APN 004-011-044), Franklin Creek Park (APN 004-011-043), U.S. Highway 101 and City rights-of-way on El Carro Lane, Linden Avenue, Sterling Avenue, Via Real, Cramer Circle, Cramer Road and Carpinteria Avenue.</p>	<p>10-1560-CUP/CDP</p>

Associate Planner Nick Bobroff presented the staff report. He provided a description of the project and its objectives, explaining that drinking water quality would be improved. He also provided construction details, noting that the technology would be trenchless. He provided information about the site characteristics and the environmental review, and reviewed changes to the conditions of approval suggested by staff.

Mr. Bobroff then answered questions from the commissioners. In response to a request for details regarding storm water conditions, he explained that normal creek flows would be diverted through the use of temporary dams built with sandbags and other materials and a pipeline would be set up to feed water downstream. He stated that construction during the winter break would take place around the school areas at Canalino and Alisos. About the definition of periodic field checks, he said the Water District is responsible for their own mitigation measures and its field staff would be making sure they are followed. He said Community Development staff would make checks, as well.

PUBLIC HEARING OPENED

Chair La Fevers opened the public hearing at 7:08 p.m.

Bob McDonald, District Engineer for the Water District, said construction is scheduled to start in early December if they pass tonight’s hearing. With respect to water quality, he said the intent is to direct the ground water, which is higher quality water, to areas of the City and for the Cachuma water/blended water to target agricultural areas. Regarding the storm water plan, he said under conditions of the Fish and Game permit, that if a storm is forecasted, they have to remove the diversion and re-install it under pre-storm conditions.

PUBLIC HEARING CLOSED

Chair La Fevers closed the public hearing at 7:10 p.m.

Chair La Fevers said he reviewed the environmental document and a lot of analysis went into it. He said he believes it is acceptable and he is pleased with the project’s objective to improve water quality. He said the impacts are short-term during construction and suggested no changes.

Commissioner Moyer said he read the addendum, too, and it is minutely planned out. He said he agreed with Chair La Fevers’ statements.

MOTION

Upon a motion by Commissioner Allen, seconded by Commissioner Callender, the Planning Commission voted 5-0 to approve Project #10-1560-CUP/CDP to upgrade the Carpinteria Valley Water District Central Pressure Zone by replacing underground lines and tying the new El Carro well into the Central Pressure Zone and the Central Zone transmission main.

Chair La Fevers noted that a minor change was made to condition 42, with 2:30 p.m. changed to 2:00 p.m.

Carpinteria Children’s Project at Main Revisions Planner: Jackie Campbell Project# 10-1562-DPR/CDP

Hearing on the request of the Carpinteria Unified School District to consider Case No. 10-1562-DPR/CDP (application filed August 13, 2010) for approval of a Revised Development Plan and a Coastal Development Permit to allow an infant and toddler day care center and children’s learning garden under the provisions of the Community Facility Zone District; and to accept the Exemption pursuant to §15332 of the State Guidelines for Implementation of CEQA. The application involves APN 003-323-001, addressed as 5201 and 5241 Eighth Street.

Community Development Director Jackie Campbell presented the staff report. She provided project history, explaining that it was reviewed in 2008 by the Planning Commission, and the facility has operated there for two years and on two occasions a compliance report has been reviewed by the Commission. She provided project details and said staff was recommending approval as presented.

Commissioner Allen expressed concern about the learning garden. He said there is a lack of definition of what will be there, the size and structure is not specified, and we might end up with something the neighbors would not expect. He noted it was not a children's garden but would provide families with the opportunity to use the garden. He commented that some gardens are great and others turn into eyesores, and he asked for feedback from fellow commissioners.

Commissioner Benefield said she also questioned the garden definition. She said she visited and the parking lot was full. She added that spaces are narrow already and asked how they would make the parking work.

Community Development Director Jackie Campbell said there will be new striping for spaces of standard dimension to be added within the existing lot.

Michelle Robertson, executive director of CCPM, read their mission statement. She said when Main School was fully operating there were over 300 kids and 34 staff members. She said 180 kids are born yearly in Carpinteria. She said CCPM gives working families access to having their kids cared for in Carpinteria and gives her center a head start in working with families.

Trudy Adair Verbais, director of childcare for the County Office of Education, stated that the center has a contract with the State Department of Education and will be losing up to \$1000/day by not getting the center going. She said child care spaces are being lost throughout the state and bringing services to the community is important. With respect to the garden, she said the plans are very detailed and it is only for families of the project and can only be used between 7:00 a.m. and 5:30 p.m.

Paul Cordeiro, Superintendent of Carpinteria Unified School District, stated that the infant/toddler day care center is an early childhood education effort and the School District is in the business of capturing students at infancy and preparing them for kindergarten. He spoke about the levels of funding from local foundations and said it is an amazing investment of non-public funds. He said they want to do the right thing for the integrity of the neighborhood, but he also wants it understood that they are there to help kids.

Pamela Enticknap, resident at the corner of Walnut Avenue and Seventh Street, said she is the most impacted from the activities. She said the Main Family Center has been a wonderful neighbor but expressed concern about a short strip of the site where three outdoor play areas have been condensed. She said she is worried about noise and due to a lot of unauthorized after-hours activities in that area, she is worried about night lighting.

PUBLIC HEARING CLOSED

Chair La Fevers closed the public hearing at 7:47 p.m.

Upon a request from Chair La Fevers, Community Development Director Jackie Campbell provided a summary of events leading up to the current plan, explaining that the ARB gave preliminary approval to the infant/toddler day care center as well as the learning garden, and that site plans for the garden are included in the Commissioners' packets. In response to concerns from Ms. Enticknap about the motion sensor lighting, Campbell clarified that the ARB has required the lights to face downward to minimize offsite impacts to neighbors.

In response to concerns about the supervision of the learning garden, Pam Hamlin of the Hutton Foundation explained that they would be working closely with the neighbors and ARB. She also explained that there is a phasing schedule for the garden.

Chair La Fevers asked for staff input about the increased intensity of the use adjacent to the western perimeter of the site. Community Development Director Jackie Campbell said noise thresholds and contours were looked at and there was no evidence that the toddler/infant yards would cause significant noise impacts.

Commissioner Benefield asked if it was possible to recommend approval of the infant/toddler day care center and approve the garden at a later time. She said she did not like approving the garden without knowing much about it; however, if the children's portion is urgent she would like to see that go through.

Community Development Director Jackie Campbell explained that the applicant has requested approval of all components. She said if the Commission chooses to delay a portion of the project, its action would have to be split in order to adopt the finding to approve the infant/toddler day care center and deny the learning garden, unless the applicant withdraws the learning garden component. She explained that the applicant is asking the Commission to approve the plan tonight and allow them to flesh out the phasing and details with the ARB. She said the applicant can return to the Commission with compliance reviews as the Commission sees fit and noted conditions of approval require overall maintenance of the site. She explained there is no mechanism to grant a conceptual approval and findings can be amended to grant approval of the day care center only if desired.

Michelle Robertson, executive director of the CCPM, stated that the applicant is willing to withdraw the learning garden if it would cause delay of the approval of the day care center.

Commissioner Moyer said he would support approving the whole project and have a yearly compliance review. He commented that the current garden element is done well.

CUSD Superintendent Paul Cordeiro said there are gardens in all of the local schools and all look great with the support of staff and the Orfalea Foundation.

Commissioner Callender agreed with Moyer's position. He said the CCPM had been good neighbors and had earned their trust. He noted there is a condition for annual review to ensure compliance.

Commissioner Allen said he could approve the whole project given the yearly reviews. He added that the CCPM has earned the Planning Commission's trust.

Community Development Director Jackie Campbell stated that Condition 1 will be amended to reference exhibits dated November 1, 2010 (five sheets) showing the garden/soccer field designs and will make reference to this permit superseding the previous approval granted under project 08-1445-DP/CDP. She also stated that Condition 21 on page 10 will be changed to allow a maximum of 60 children in the preschool and 26 in the infant/toddler center.

MOTION

Upon a motion by Commissioner Benefield, seconded by Commissioner Moyer, the Planning Commission voted 5-0 to approve the Revised Development Plan and Coastal Development Permit for the Carpinteria Children's Project at Main to allow the infant/toddler day care center and children's learning garden, with the

<p>conditions as amended by staff and the Planning Commission.</p> <p>In response to a concern from Commissioner Benefield about whether the lighting was corrected, Community Development Director Jackie Campbell stated that the security lighting is shown on the landscape plans in the exhibit sheets.</p>	
<p>MATTERS PRESENTED BY COMMISSIONERS Commissioner Callender asked for information on the unauthorized antenna pole by the railroad tracks at Viola Field. Community Development Director Jackie Campbell said she would provide the information under her Director’s report.</p>	<p>MATTERS PRESENTED</p>
<p>DIRECTOR’S REPORT</p> <p>a. Distributed Information</p> <ul style="list-style-type: none"> i. Action Minutes of the Architectural Review Board meetings of September 30 and October 14, 2010 ii. City calendar for the month of November 2010 iii. Community Development Project Status Report as of October 28, 2010 iv. Construction Permit Report as of October 28, 2010 <p>Community Development Director Jackie Campbell reviewed distributed information and said City Hall would be closed for holidays on November 11th, November 25th and November 26th.</p> <p>She reported that a utility pole with two antennas was recently installed along the railroad on the bluffs below Viola Field and obstructs the view to the ocean. She explained that it contains a Positive Train Control/Global Positioning System and was constructed under a federal mandate as part of the Railroad Safety Improvement Act. She explained that she was working with the Coastal Commission on whether it is exempt from obtaining a Coastal Development Permit. She explained that she has been in communication with representatives from the Federal Railroad Administration in Washington, D.C. and she would investigate whether there was a possibility the pole could be relocated if no permit was required. She said she is waiting to hear from Union Pacific representatives.</p>	<p>DIRECTOR’S REPORT</p>
<p>ADJOURNMENT – 8:15 p.m.</p> <p style="text-align: center;">_____ Secretary, Planning Commission</p> <p>ATTEST:</p> <p>_____ Chair, Planning Commission</p>	<p>ADJOURNMENT</p>