

5669, 5885 CARPINTERIA AVENUE – CONCEPT DESIGN APPLICATION
 City of Carpinteria Applicable Plans and Policies – Review & Analysis

Outline of Applicable Plans and Policies Reviewed

- General Plan / LCP
- Carpinteria Bluffs Coastal Access, Recreation, And Open Space Master Program
- Housing Element
- Zoning Code (PUD)

Policy #	Policy/Plan	Source	Project Consistency
LU-1:	Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.	City of Carpinteria General Plan	The Proposed “Farm” Project does establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public, by including a healthy mixture of compatible uses (hotel, restaurant, agriculture and opens space), new public trials and public parking areas, and setbacks from coastal resources.
LU-1a	The policies of the Coastal Act (Public Resources Code Section 30210 through 30263) are hereby incorporated by reference (and shall be effective as if included in full herein) as the guiding policies of the land use plan.	City of Carpinteria General Plan	The Proposed “Farm” Project does adhere to all policies set forth with the Coastal Act.
LU-1c	Where policies in the Land Use Element overlap, the policy that is most protective of resources (e.g., land, water, air, etc.) shall take precedence.	City of Carpinteria General Plan	The Proposed “Farm” Project does adhere to the policies that are most protective of resources.
LU-1d	Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture (as shown on Figure LU-1) are compatible with these public resources and will not be detrimental to the resource.	City of Carpinteria General Plan	The Proposed “Farm” Project ensures that the development is compatible with these public resources and will not be detrimental to the resource.
LU-2	Protect the natural environment within and surrounding Carpinteria.	City of Carpinteria General Plan	The Proposed “Farm” Project protects the natural environment within and surrounding Carpinteria by including an open space area designated for restoration and preservation of native habitat and designation of farmland.

LU-2b	Regulate all development, including agriculture, to avoid adverse impacts on habitat resources. Standards for habitat protection are established in the Open Space, Recreation & Conservation Element policies.	City of Carpinteria General Plan	The Proposed "Farm" Project does regulate all development, including agriculture, to avoid adverse impacts on habitat resources. The Proposed "Farm" Project adheres to all standards for habitat protection established in the Open Space, Recreation & Conservation Element policies.
LU-3	Preserve the small beach character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the city's edge.	City of Carpinteria General Plan	The Proposed "Farm" Project does preserve the small beach character of the built environment of Carpinteria, and encourages compatible revitalization and avoiding sprawl development at the city's edge.
LU-3b	The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.	City of Carpinteria General Plan	The Proposed "Farm" Project does consider the Community Design Element as a guide for development and represent a comprehensive statement of the community's visual objectives.
LU-3c	Work cooperatively with the County to strive to achieve a jobs/housing balance in the Carpinteria Valley.	City of Carpinteria General Plan	The Proposed "Farm" Project will work cooperatively with the County to achieve a jobs/housing balance in the Carpinteria Valley.
LU-3g	Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small-town character.	City of Carpinteria General Plan	The Proposed "Farm" Project will provide a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small-town character.
LU-3i	Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.	City of Carpinteria General Plan	The Proposed "Farm" Project considers a thoughtful layout of transportation network that minimizes the impacts of vehicles in the community and encourages alternative mean of transportation.
LU-3m	Where residential use is permitted in commercially designated areas and a density standard is provided, specific plans or similar implementation tools should be created to establish appropriate controls for the intensity of residential use in the district.	City of Carpinteria General Plan	The Proposed "Farm" Project does provide tools to establish appropriate controls for the intensity of residential use in the district.
LU-3n	Setbacks shall be created between agricultural and urban uses. The responsibility of providing the buffer shall rest with the property intensifying its use. The buffer shall be adequate to prevent impacts to adjacent agricultural production. Such impacts include increased limitations on the use of chemicals and fertilizers and increased conflicts between the urban use and the adjacent agricultural operation.	City of Carpinteria General Plan	The Proposed "Farm" Project carefully takes in consideration of setbacks created to protect coastal resources and to prevent impact between agricultural and urban uses.
LU-3o	Approval of any coastal development permit on a parcel which is designated Public Facilities and is located adjacent to the City's Urban/Rural limit line ("development") shall be contingent upon the	City of Carpinteria General Plan	The Proposed "Farm" Project site is not designated Public Facilities nor is it located adjacent to the City's Urban/Rural limit line

	<p>City’s determination that the development is compatible with any agricultural operations on adjacent property. As a pre- condition to making such a determination, an operation management plan for the parcel for which development is proposed shall be prepared in coordination with the owners and operators of agricultural operations within 500 feet of the parcel for which development is City of Carpinteria General Plan proposed, and must be approved by the City. The operation management plan may be approved only upon the City making all of the following findings: (a) the agricultural operation is able to continue without being restricted or constrained by the existence of the development in a manner that would impact the viability of the agricultural operations, (b) all use of the parcel subject to development can be conducted in a manner that protects the public’s health, safety and general welfare with regard to the agricultural operation, (c) upon establishment of the use(s) proposed through the development, the conduct of agricultural operations existing on parcels within 500 feet of the subject site as of July 1, 2002, and as reflected in the records of the County of Santa Barbara Agricultural Commissioner’s Office, will not result in mandatory restrictions on the application of chemical herbicides, insecticides and fertilizers, that exceed those restrictions in place on July 1, 2002, and (d) the owner of the property for which development is proposed has acknowledged that the property may be subject to inconvenience, discomfort, or adverse effects arising from adjacent agricultural operations such as dust, smoke, noise, odors, fumes, insects, and application of chemical herbicides, insecticides and fertilizers. Further, the owner, operator and any successors and assigns of agricultural operations within 500 feet of the parcel for which development is proposed shall be held harmless by the owner of the property for which development is proposed provided the agricultural operation is performed in conformity with the operation of the management plan.</p>		
LU-4	<p>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. (See sidebar on pages 6 and 7, California Coastal Act § 30007.5, 30241, 30250)</p>	City of Carpinteria General Plan	The Proposed “Farm” Project preserves unique coastal resources by establishing open-field agricultural use in areas previously used for agricultural production.

LU-4a	Establish a greenbelt of open space including undeveloped land and open-field agricultural land surrounding the City.	City of Carpinteria General Plan	The Proposed “Farm” establishes greenbelts of open space including undeveloped land and open-field agricultural use in areas previously used for agricultural production.
LU-4b	Develop a formal agreement with the County of Santa Barbara that allows City participation in land use planning and development proposal review and decisions in the Carpinteria Valley.	City of Carpinteria General Plan	The Proposed “Farm” Project shall develop a formal agreement with the County of Santa Barbara that allows City participation in land use planning and development proposal review and decisions in the Carpinteria Valley.
LU-4c	Support restrictions on development of new greenhouses within the city’s Planning Area Boundary. Request that the County require mitigation from new development, including the intensification of agriculture, to mitigate impacts on housing and to address the jobs/housing imbalance in the Carpinteria Valley.	City of Carpinteria General Plan	The Proposed “Farm” Project does not have any development of new greenhouses.
LU-5	Maintain availability of agriculture, coastal - dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.	City of Carpinteria General Plan	The Proposed “Farm” Project does maintain availability of agriculture resources by establishing open-field agricultural use in areas previously used for agricultural production, coastal - dependent industry and promotes visitor-serving commercial development by including hotels/motels, restaurants and commercial recreation uses.
LU-5a	The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development	City of Carpinteria General Plan	The Proposed “Farm” Project fits the City’s description of an agriculture, coastal-dependent industry and visitor-serving commercial recreational facility designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development
LU-5c	The City shall prohibit the removal or conversion of visitor- serving development unless it will be replaced by development offering comparable visitor-serving opportunities.	City of Carpinteria General Plan	The Proposed “Farm” Project does offer visitor-serving opportunities.
CD-1	The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.	City of Carpinteria General Plan	The Proposed “Farm” Project are compatible with adjacent and nearby properties.
CD-3	The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).	City of Carpinteria General Plan	The Proposed “Farm” Project protects views of the mountain and the sea under California Coastal Act of 1976 §30251.
CD-11f	Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the	City of Carpinteria General Plan	The Proposed “Farm” Project has incorporated landscape design programs that emphasize the use of native drought tolerant plant materials, and the

	primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.		importance of trees as the primary elements of the town landscape. All landscaping utilizes non-invasive type plants.
CD-12	Development should fit quietly into the area’s natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.	City of Carpinteria General Plan	The Proposed “Farm” Project does fit quietly into the area’s natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.
CD-12a	Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.	City of Carpinteria General Plan	The Proposed “Farm” Project is respectful of the natural character of the City and enhances existing native plant communities and environmentally sensitive habitat areas.
Implementation Policy 1	Use of native, locally adapted species shall be encouraged and shall be required within and adjacent to ESHA.	City of Carpinteria General Plan	The Proposed “Farm” Project incorporates the use of native, locally adapted species and encourages these within and adjacent to ESHA.
Implementation Policy 2	More urban, “formal” landscape designs may be used in the immediate vicinity, entryways or interior site areas of the commercially developed areas. Urban landscape species shall not be used adjacent to sensitive habitat areas.	City of Carpinteria General Plan	The Proposed “Farm” Project incorporates these landscape designs.
Implementation Policy 3	All parking areas, including any future Park and Ride facilities shall provide landscaping in order to screen and soften large expanses of pavement and, to the extent feasible, shield them from view through the use of perimeter shrubs and/or depression of the parking area. Landscaped setbacks for structures and parking areas are to be provided to soften the appearance of development from the freeway and Carpinteria Avenue	City of Carpinteria General Plan	The Proposed “Farm” Project provides landscaping in order to screen and soften large expanses of pavement and shields them from view through the use of perimeter shrubs and/or depression of the parking area. Landscaped setbacks for structures and parking areas are provided to soften the appearance of development from the freeway and Carpinteria Avenue
Objective CD-13	Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo pollution to the maximum extent feasible.	City of Carpinteria General Plan	The Proposed “Farm” Project has ensured that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo pollution to the maximum extent feasible.
CD-13a	Lighting for development adjacent to an ESHA shall be designed to further minimize potential impacts to habitat.	City of Carpinteria General Plan	The Proposed “Farm” Project has incorporated low intensity lighting and are located and design to further minimize potential impacts to habitat
CD-13b	Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.	City of Carpinteria General Plan	The Proposed “Farm” Project has incorporated low intensity lighting and located and designed to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.
Implementation Policy 4	Lighting along roads and in developed areas within or adjacent to ESHA shall not exceed 0.01 foot-candles five feet inside of any City-identified ESHA area.	City of Carpinteria General Plan	The Proposed “Farm” Project has followed compliance for lighting along roads and in developed areas within or adjacent to ESHA

Implementation Policy 5	Spotlights or floodlights in or adjacent to ESHA shall not be permitted.	City of Carpinteria General Plan	The Proposed “Farm” Project does not have any spotlights or floodlights that is in or adjacent to ESHA.
Implementation Policy 6	Exterior lighting on commercial development shall be designed to compliment the building and shall be at the minimum height and intensity required to ensure public safety.	City of Carpinteria General Plan	The Proposed “Farm” Project has designed exterior lighting to compliment the building and set at the minimum height and intensity required to ensure public safety.
CD-14	Protect and preserve natural resources by reducing energy consumption.	City of Carpinteria General Plan	The Proposed “Farm” Project will protect and preserve natural resources by reducing energy consumption
CD-14a	To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City’s Uniform Codes.	City of Carpinteria General Plan	The Proposed “Farm” Project does incorporate design measures to comply with and exceed the minimum energy requirements of the City’s Uniform Codes.
Implementation Policy 7	Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.	City of Carpinteria General Plan	The Proposed “Farm” Project has designed the building orientation to maximum natural lighting and passive solar heating and cooling.
Implementation Policy 8	Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.	City of Carpinteria General Plan	The Proposed “Farm” Project maximizes the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.
Implementation Policy 9	Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat.	City of Carpinteria General Plan	The Proposed “Farm” Project does take in consideration of safety, visual impacts, and impacts to wildfire and sensitive habitat with the use of energy efficient street lighting.
CDS6-1	Maintain the Carpinteria Bluffs Access, Recreation & Open Space Master Program as the coordinated plan for the Carpinteria Bluffs area that will allow development of uses identified in the Land Use Plan herein, so as to complement one another and preserve and enhance the site’s coastal environment. The plan should be maintained so as to include information adequate to define the environmental resources and hazards within the Carpinteria Bluffs, and to delineate precise and appropriate policies for their management.	City of Carpinteria General Plan	The Proposed “Farm” Project does comply with allowed development of uses as identified in the Carpinteria Bluffs Access, Recreation & Open Space Master Program.
CDS6-a	Provide a clear direction for the future development of the Carpinteria Bluffs that: 1. Protects unique and sensitive environmental resources within the Bluffs. 2. Is compatible with the small town character of Carpinteria,	City of Carpinteria General Plan	The Proposed “Farm” Project provides a clear direction for the future development of the Carpinteria Bluffs.

	enhances the community’s image, and contributes to a pleasant visual experience for travelers entering Carpinteria on U.S. 101 from the south. 3. Provides appropriate development opportunities for landowners within the Carpinteria Bluffs.		
CDS6-2	Ensure that development is controlled to avoid impacts to significant viewsheds, vistas, and view corridors.	City of Carpinteria General Plan	The Proposed “Farm” Project ensures that development is controlled to avoid impacts to significant viewsheds, vistas, and view corridors.
CDS6-b	Development on the Bluffs shall not obstruct existing view corridors of the ocean and bluff top edge. In addition, views of the ocean and mountains for users of the Carpinteria Bluffs Nature Park and coastal trail(s), for bluffs area property owners and visitors, and for passing motorists, shall be maintained.	City of Carpinteria General Plan	The Proposed “Farm” Project does not obstruct existing view corridors of the ocean and bluff top edge. In addition, views of the ocean and mountains for users of the Carpinteria Bluffs Nature Park and coastal trail(s), for bluffs area property owners and visitors, and for passing motorists, is maintained.
Implementation Policy 57	New structures shall be low intensity, and reflect the low-rise, small-town feel of the surrounding area. New structures shall be designed to blend into the site and the rest of the city.	City of Carpinteria General Plan	The Proposed “Farm” Project is low intensity, and reflects the low-rise, small-town feel of the surrounding area. New structures are designed to blend into the site and the rest of the city.
Implementation Policy 58	All structures, including ancillary structures, shall be appropriately placed so as to minimize their obtrusiveness, and to maintain existing view corridors. Existing views from Bailard Avenue, Carpinteria Avenue, and U.S. 101 to the ocean shall be preserved.	City of Carpinteria General Plan	The Proposed “Farm” Project is appropriately placed so as to minimize their obtrusiveness, and to maintain existing view corridors. Existing views from Bailard Avenue, Carpinteria Avenue, and U.S. 101 to the ocean shall be preserved.
Implementation Policy 59	Development that is located on or adjacent to bluffs, beaches, or streams shall be designed and sited to prevent adverse impacts on the visual quality of these resources. <ul style="list-style-type: none"> The overall scale and massing of structures shall respect the natural setting of the Carpinteria Bluffs and its unique visual resources by incorporating designs that minimize bulk and mass, follow natural topographic variations, and minimize visual intrusion into the bluff edge park and bluff top trail, riparian area within Area II, and adjacent beach areas. In addition to the mass and scale of the structure, the total square footage of structures shall also be maintained at a size that preserves the area’s open character, and is compatible with adjacent open space areas. All ancillary structures, including parking lots or structures, shall be located as close to the center of the individual building area 	City of Carpinteria General Plan	The Proposed “Farm” Project is designed and sited to prevent adverse impacts on the visual quality of these resources.

	<p>as possible. If such structures must be located adjacent to open space or residential areas, landscaping that substantially screens the structure from the surrounding uses shall be required.</p> <ul style="list-style-type: none"> • Consistent with livability and view preservation for residents, selected internal roadways, parking areas, and building sites shall be depressed. In implementing this requirement, consideration shall be given to the feasibility of draining the site and providing appropriate gradients for sewer and storm drain lines. • To ensure that the view corridors are appropriately framed and maintained, all structures shall be subjected to review by the City’s Architectural Review Board, which will ensure that selected building sites adjacent to the open space areas and view corridors have included provision for depressed building sites, berming and/or suitable landscaping. • Berms, landscaped buffers and islands shall be created wherever feasible and determined necessary to enhance open space and visual appeal in association with roadways, parking lots and building sites. • New development is to remain visually subordinate to surrounding natural and introduced landscaping. New buildings, signs, roads, and other man-made features should borrow from naturally established forms, lines, colors, and textures, including the forms, lines, colors, and textures introduced as part of site landscaping. New buildings, signs, roads, and other man-made features should also be at such a scale that they contribute to the desired low intensity character for the Carpinteria Bluffs. • Surface materials on buildings within the Carpinteria Bluffs should be textured to blend with the coarseness of landscaping and natural vegetation. • Permitted development within identified view corridors shall be limited to landscaping, roads, underground utilities, parking lots (where specifically required by other provisions of the Carpinteria Local Coastal Plan or Carpinteria Bluffs Local Coastal Plan Amendment), walkways, bikeways, public restrooms (where specifically required by other provisions of the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program), bike racks, benches, picnic tables, and small interpretive signs. • The intrusiveness of wall surfaces facing toward the bluff edge, the Bluffs Nature Park, riparian area, or identified view corridors shall be minimized through the use of single story elements, setbacks, 		
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	roof pitches, and landscaping.		
Implementation Policy 60	New development shall maintain existing topographic variations of the Carpinteria Bluffs, such as the ridgeline in Bluffs I and the terracing of Bluffs III. Development of Bluffs I should be designed to respect the viewshed from the bluff trail looking north toward the mountains and from the Bluffs Nature Park looking west. Location and design of buildings shall respect the topography and follow topographic forms whenever possible, visible variations in the ground plane are to be retained, avoiding a flat, mass graded appearance. These variations in the ground plane are also to be reflected in variations in the roof lines of individual buildings.	City of Carpinteria General Plan	The Proposed “Farm” Project does maintain existing topographic variations of the Carpinteria Bluffs, such as the ridgeline in Bluffs I.
Implementation Policy 61	Buildings should not turn their backs completely to the freeway, Carpinteria Avenue, or other adjacent street(s). Regardless of their orientation, buildings that are visible from the freeway, Carpinteria Avenue, the Bluffs Nature Park, Bluffs area trails, or bluff top view points, are to be designed to provide the same level of architectural detail on elevations visible from these areas as on other elevations of the building.	City of Carpinteria General Plan	The Proposed “Farm” Project does not turn tis buildings on their backs to the freeway, Carpinteria Avenue, or other adjacent street(s). .
Implementation Policy 62	Buildings should be located in a landscaped setting where the main entrances do not directly abut paved parking areas. A minimum five to seven foot wide landscape strip should be provided between parking areas and buildings.	City of Carpinteria General Plan	The Proposed “Farm” Project buildings are located in a landscaped setting where the main entrances do not directly abut paved parking areas. A minimum five to seven foot wide landscape strip is provided between parking areas and buildings.
Implementation Policy 63	Parking lots should not be the dominant visual element on a site. Large expansive paved areas located between the street and the buildings are to be avoided in favor of smaller multiple lots separated by buildings and landscaping.	City of Carpinteria General Plan	The Proposed “Farm” Project does ensure parking lots are not the dominant visual element on site.
Implementation Policy 64	Parking lots adjacent to and visible from public rights-of- way, the Bluffs Nature Park, and bluffs area trails should be screened from view through combinations of earth berms, low screen walls, changes in elevation, and landscaping .	City of Carpinteria General Plan	The Proposed “Farm” Project screens parking lots adjacent to and visible from public right-of-way of the Bluffs Nature Park, and bluffs area trails through combinations of earth berms, low screen walls, changes in elevation, and landscaping.
Implementation Policy 65	As a part of development project plan submittals for the bluffs, tools such as physical or computer models, perspectives, or photographs, shall be included in order to demonstrate compliance with these measures and more generally the protection of Bluffs visual resources.	City of Carpinteria General Plan	The Proposed “Farm” Project includes all necessary tools such as physical/computer models/perspectives/photographs to demonstrate compliance with these measures and the protection of Bluffs visual resources.

CDS6-c	Prior to action on individual development approvals, an overall design plan shall be prepared by the project applicant(s). Rather than planning on a site-by-site basis, the design plan shall include all parcels under the same controlling ownership interest and any anticipated to be a part of a future complimentary development.	City of Carpinteria General Plan	The Proposed "Farm" Project design plan has been prepared prior to development approvals.
Implementation Policy 66	All development shall be appropriately clustered to preserve open space.	City of Carpinteria General Plan	The Proposed "Farm" Project appropriately clusters development to preserve open space
Implementation Policy 67	The resulting development after clustering is to be consistent with the character of the development's setting and adjacent land uses and open space areas.	City of Carpinteria General Plan	The Proposed "Farm" Project is consistent with the character of the development's setting and adjacent land uses and open space areas.
Implementation Policy 68	Substantial buffering and screening is to be provided for the clustered development adjacent to public rights way and preserved open space areas.	City of Carpinteria General Plan	The Proposed "Farm" Project has provided substantial buffering and screening for the clustered development adjacent to public rights way and preserves open space areas.
Implementation Policy 69	Covenants, easements, and/or dedications to permanently protect and ensure the ongoing maintenance of any open space areas that remain after clustering is accomplished and are not dedicated to the public.	City of Carpinteria General Plan	The Proposed "Farm" Project does incorporate covenants, easements and/or dedications to permanently protect and ensure the ongoing maintenance of any open space areas that remain after clustering is accomplished and are not dedicated to the public.
Implementation Policy 70	The size, height, bulk, and location of buildings within the Carpinteria Bluffs are to be managed in relation to the overall site design and relationships to other buildings to avoid a crowded appearance, preserve a visual appearance of openness, and to maintain an overall low-intensity character of the Carpinteria Bluffs. For Bluffs II, it has been determined that up to a total of approximately 311,018 square feet of building area may be considered without inherently exceeding the intensity of development that is acceptable. For the preferred visitor-serving resort use of Bluffs III, it has been determined that up to 225 hotel rooms, 259,180 square feet of total building area, may be considered without inherently exceeding the intensity of development that is acceptable from an aesthetic standpoint.	City of Carpinteria General Plan	The Proposed "Farm" Project does consider the size, height, bulk and location of buildings within the Carpinteria Bluffs Area I to avoid a crowded appearance and preserve a visual appearance of openness, and to maintain an overall low-intensity character of the Carpinteria Bluffs.
Implementation Policy 71	A variety of structure and parking setbacks should be provided in order to avoid long, monotonous facades.		The Proposed "Farm" Project does include a variety of structure and parking setbacks should be provided in order to avoid long, monotonous facades.
Implementation Policy 72	Setbacks should be provided proportionate to the scale of the building and in consideration of adjacent development and open space areas. Larger buildings require additional setback areas for a balance of scale and so as not to impose on neighboring uses.	City of Carpinteria General Plan	The Proposed "Farm" Project does include setbacks proportionate to the scale of the building.

Implementation Policy 73	The design plan within each Bluffs area shall include an internally coordinated infrastructure system. Project applicant(s) for only a portion of a Bluffs Area shall also provide a design plan that coordinates (with other applicant(s) of the Bluffs) the infrastructure system. Subsequent development shall be consistent with the City-approved design plan.	City of Carpinteria General Plan	The Proposed “Farm” Project does include an internally coordinated infrastructure system.
Implementation Policy 74	<p>The design plan shall include an overall design theme for the project and provide for the “blending” of the urban components of the site with the natural surroundings and current existing buildings around the site. The design plan shall include the following.</p> <ul style="list-style-type: none"> • Provision of an aesthetic link between the existing commercial development already present in the city and new development proposed for the Bluffs site. A diversity of building styles is permissible, but must utilize styles that are already present in the city. Such design guidelines should also respect the natural attributes of the site, and give consideration to the location of the site (i.e., on a bluff adjacent to the ocean). • Architectural style, including materials and colors, should be compatible with the site’s natural and landscaped setting. The use of colors, textures, materials and forms that will attract attention by not relating to other elements in the neighborhood is to be avoided. No one structure should stand out. • Building forms and elevations should create interesting roof silhouettes, strong patterns of light and shadow, and integral architectural detail. Box-like structures and flat, monotonous facades are to be avoided. • A low-rise setting with strong pedestrian orientation is to be provided. Site planning should favor pedestrian traffic by providing canopy trees to shade walkways, furnishing gathering places, and organizing buildings so that users have a continuous pedestrian level experience. • Exposed structural and mechanical elements, unless well integrated into the design concept, are unsightly and are to be avoided. Outdoor work areas are to be screened from view. • The inclusion of gateways that create a visual sense of entry into developments is encouraged. The scale and design of gateways should be compatible with scale and intensity of adjacent development, and should include enriched paving, raised medians, signage, landscaping, and other features as appropriate. 	City of Carpinteria General Plan	The Proposed “Farm” Project does include an overall design theme for the project and provides for the “blending” of the urban components of the site with the natural surroundings and current existing buildings around the site.

	<ul style="list-style-type: none"> • Signage shall be the minimum necessary to identify businesses and coastal access or recreation areas within the Carpinteria Bluffs area. Pole signs shall be prohibited. Signs shall be designed as an integral part of the surrounding architecture, and shall be of compatible materials and colors to adjacent buildings. Signage shall include adequate identification of public coastal access parking, trails, and/or bikeways, and coastal recreation areas, and shall indicate the availability of facilities for physically challenged visitors. • Specification of acceptable and restricted building materials for the exterior of all structures (i.e., prohibition of extensive use of metallic surfaces, concrete, fiberglass, etc., which would intensify the urban nature of the development). The use of natural materials for exterior siding is encouraged. • The color palette chosen for the development should accentuate the natural qualities of the site and surrounding areas, and should not contain “loud” or “bright” colors, or white. Acceptable colors include muted blues and greens, grays, earth tones, or any other color as approved by the City. Matte paints are also acceptable. • Scale models or equivalent presentation of proposed development projects shall be included with development plans at the time of submittal to the city. 		
CDS6-d	Landscape Planning shall be respectful of the natural character of the Bluffs and enhance existing native plant communities and environmentally sensitive habitat areas.	City of Carpinteria General Plan	The Proposed “Farm” Project respects the natural character of the Bluff and enhances existing native plant communities and environmentally sensitive habitat areas.
Implementation Policy 75	Use of native, locally adapted species shall be required.	City of Carpinteria General Plan	The Proposed “Farm” Project does use native, locally adopted species.
Implementation Policy 76	More urban, “formal” landscape designs may be used in the immediate vicinity, entryways, or interior site areas of the hotel/resort or the visitor commercial area. Urban landscape species shall not be used along buffer areas adjacent to open space areas.	City of Carpinteria General Plan	The Proposed “Farm” Project does include landscape designs in the immediate vicinity, entryways, or interior site areas of the hotel/resort and the visitor commercial areas.
Implementation Policy 77	All parking areas, including any future Park and Ride facilities, shall provide maximum landscaping and to the extent feasible, be shielded from view by perimeter shrubs and/or depression of the parking areas.	City of Carpinteria General Plan	The Proposed “Farm” Project does provide maximum landscaping and that is shielded from view by perimeter shrubs and/or depression of the parking areas.
Implementation Policy 78	Buildings should be located in a landscaped setting where the main entrances do not directly abut paved parking areas. A minimum five	City of Carpinteria General Plan	The Proposed “Farm” Project is located in a landscaped setting where the main entrances do not directly abut paved parking areas. A minimum five to seven foot

	to seven foot wide landscape strip should be provided between parking areas and buildings.		wide landscape strip is provided between parking areas and buildings.
Implementation Policy 79	Landscaping shall be used as a buffer and transition between developed areas, particularly around the hotels/resort and the business park/visitor commercial areas. Landscaping materials used as buffers shall conform to the plant requirements, as set forth below.	City of Carpinteria General Plan	The Proposed “Farm” Project uses landscaping as a buffer and transition between developed areas.
Implementation Policy 80	Vegetation placement, density, and coloration shall be compatible with the patterns of existing natural vegetation in surrounding areas. Revegetation that varies, particularly in form or in color, from the visual characteristics of the existing surrounding vegetation shall be avoided. In order to prevent monotony, landscaping with a variety of heights shall be required, although heights should be comparable to existing vegetation.	City of Carpinteria General Plan	The Proposed “Farm” Project uses compatible vegetation placement.
Implementation Policy 81	All areas adjacent to the railroad right-of-way shall be shielded through the use of dense, low-lying landscaping in such a manner that they do not obscure ocean or mountain views across the track corridor.	City of Carpinteria General Plan	The Proposed “Farm” Project shields areas adjacent to the railroad right-of-way through the use of setbacks and the use of dense, low-lying landscaping in such a manner that they do not obscure ocean or mountain views across the track corridor.
Implementation Policy 82	In the event that the property owners within Bluffs Area I or Bluffs Area III are unable to agree upon an integrated plan for their respective portions of the Carpinteria Bluffs, an applicant may independently apply for a development permit subject to the provisions listed in the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program for this planning Sub-Area.	City of Carpinteria General Plan	The Proposed “Farm” Project will comply with applying for a development permit.
Implementation Policy 83	Development within the Carpinteria Bluffs should fit quietly into the area’s natural and introduced landscape, deferring to open spaces, existing natural features, and native and sensitive habitats.	City of Carpinteria General Plan	The Proposed “Farm” Project does fit into the area’s natural and introduced landscape, deferring to open spaces, existing natural features, and native and sensitive habitats.
CDS6-e	Exterior and interior lighting of development projects shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers, and to minimize halo and spillover effects.	City of Carpinteria General Plan	The Proposed “Farm” Project uses low intensity exterior and interior lighting.
Implementation Policy 85	Lighting on the east-west coastal bluff trail shall be minimized to be less than 0.01 foot-candles at a distance of five feet from the trail; otherwise, trail lighting shall not be permitted.	City of Carpinteria General Plan	The Proposed “Farm” Project minimizes lighting on the east-west coastal bluff, if applicable.
Implementation Policy 86	Lighting along exterior roads in the developed areas of the Carpinteria Bluffs shall be directional in nature, and shall not exceed 0.01 foot-candles five feet inside of preserved natural areas.	City of Carpinteria General Plan	The Proposed “Farm” Project uses directional lighting and which does not exceed 0.01 foot-candles five feet inside of preserved natural areas.

Implementation Policy 87	Spotlights or floodlights in residential backyards shall not be permitted.	City of Carpinteria General Plan	The Proposed “Farm” Project does not have spotlights/floodlights in residential backyards.
Implementation Policy 88	Parking areas shall employ directional lighting and shall not be brighter than necessary for security purposes. Similarly, all ancillary structures associated with the hotel/resort shall use directional lighting that is only as bright as required for security purposes. If necessary to block light into adjacent residential or open space areas, additional landscaping or restrictions on the time of use shall be required.	City of Carpinteria General Plan	The Proposed “Farm” Project employs directional lighting that is not be brighter than necessary for security purposes. Similarly, all ancillary structures associated with the hotel/resort use directional lighting that is only as bright as required for security purposes.
Implementation Policy 89	Development shall incorporate awnings or other types of architectural overhangs in order to reduce glare from window glazing and interior lighting.	City of Carpinteria General Plan	The Proposed “Farm” Project incorporates awnings or other types of architectural overhangs to reduce glare from window glazing and interior lighting.
Implementation Policy 1	Building orientation shall be designed to maximize natural lighting, passive solar heating, and cooling;	City of Carpinteria General Plan	The Proposed “Farm” Project is designed to maximize natural lighting, passive solar heating, and cooling
Implementation Policy 2	Landscaping shall be designed to maximize the use of native drought tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter;	City of Carpinteria General Plan	The Proposed “Farm” Project is designed to maximize the use of native drought tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter;
Implementation Policy 3	Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat;	City of Carpinteria General Plan	The Proposed “Farm” Project has considered energy efficient street lighting with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat.
Implementation Policy 4	Design of parking facilities shall take into consideration the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.	City of Carpinteria General Plan	The Proposed “Farm” Project takes into consideration the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.
Implementation Policy 5	Alternatively fueled vehicles are to be used in construction and as fleet vehicles, if feasible and available	City of Carpinteria General Plan	The Proposed “Farm” Project will use alternatively fueled vehicles in construction and as fleet vehicles, if feasible and available.
OSC-1	Protect, preserve and enhance local natural resources and habitats.	City of Carpinteria General Plan	The Proposed “Farm” Project does protect, preserve and enhance local natural resources and habitats.
OSC-1a	Protect Environmentally Sensitive Habitat Area(s) (ESHA) from development and maintain them as natural open space or passive recreational areas.	City of Carpinteria General Plan	The Proposed “Farm” Project does protect any ESHA from development and maintain them as natural open space or passive recreational areas.
OSC-1b	Prohibit activities, including development, that could damage or destroy ESHA.	City of Carpinteria General Plan	The Proposed “Farm” Project prohibits development activities that could damage or destroy ESHA.
OSC-1c	Establish and support preservation and restoration programs for ESHA, including but not limited to Carpinteria Creek, Carpinteria Bluffs, Carpinteria Salt Marsh, seal rookery, Carpinteria reef, Pismo clam beds and the intertidal zones along the shoreline.	City of Carpinteria General Plan	The Proposed “Farm” Project establishes and supports preservation and restoration programs for ESHA along the Carpinteria Bluffs.

OSC-2	Preserve and restore the natural resources of the Carpinteria Bluffs.	City of Carpinteria General Plan	The Proposed “Farm” Project preserves and restores the natural resources of the Carpinteria Bluffs.
OSC-2a	Maintain the Carpinteria Bluffs Coastal Access, Recreation, and Master Open Space Program.	City of Carpinteria General Plan	The Proposed “Farm” Project is consistent with the Carpinteria Bluffs Coastal Access, Recreation, and Master Open Space Program.
OSC-2b	Maintain the publicly purchased portion of Bluffs I in public open space in perpetuity.	City of Carpinteria General Plan	The Proposed “Farm” Project does not include the publicly purchased portion of Bluffs but does compliment it through is uses and designs.
OSC-2c	Preserve all coastal bluff scrub habitat designated as open space with an appropriate buffer.	City of Carpinteria General Plan	The Proposed “Farm” Project does preserve all coastal bluff scrub habitat designated as open space with an appropriate buffer.
OSC-2d	Designate all significant areas of coastal sage and bluff scrub habitat as open space.	City of Carpinteria General Plan	The Proposed “Farm” Project does designate all significant areas of coastal sage and bluff scrub habitat as open space.
OSC-2e	Designate the riparian habitat area as open space with an appropriate buffer.	City of Carpinteria General Plan	The Proposed “Farm” Project designates any riparian habitat areas as open space with an appropriate buffer, if any.
OSC-2f	Protect significant historical and archaeological resources within the Bluffs Area.	City of Carpinteria General Plan	The Proposed “Farm” Project does protect significant historical and archaeological resources within the Bluffs Area.
OSC-2g	Offset the impacts of private development to existing opportunities for public access and recreation by requiring that such development include public access and recreational improvements.	City of Carpinteria General Plan	The Proposed “Farm” Project does provide improvements to existing public access and recreational improvements to offset the impacts of proposed developments.
OSC-2h	Preserve public enjoyment of Carpinteria Bluff view sheds by ensuring that they are not significantly degraded through development. All development applications shall be required to provide information adequate to identify existing and future public views and to demonstrate how the project proposes to avoid significant disruption of the view sheds identified. The location, size and density of development on the Bluffs shall be determined in part by the view sheds identified and what is necessary to protect them.	City of Carpinteria General Plan	The Proposed “Farm” Project will not degrade the Carpinteria Bluff viewsheds and does provide information adequate to identify existing and future public views and to demonstrate how the project proposes to avoid significant disruption of the view sheds identified.
OSC-2i	Preserve all windrow trees as one part of a contiguous and naturally preserved open space system across the whole of the Carpinteria Bluffs. Thinning, pruning and removal of trees shall be limited to what is necessary to maintain the trees in a healthful condition and to remove any hazardous condition. When a tree is approved by the City for removal, it shall be required to be replaced at a ratio appropriate to ensure infill of any gap created in the windrow and with a native,	City of Carpinteria General Plan	The Proposed “Farm” Project does preserve all windrow trees as one part of a contiguous and naturally preserved open space system across the whole of the Carpinteria Bluffs. For any tree that is approved by the City of removal, the Proposed “Farm” Project shall comply with appropriate procedures for replacement.

	locally occurring tree, type and size to be approved by the City. Replacement trees that fail to survive within the first five years after planting shall be replaced. Programs for phased removal and replacement of tamarisk windrows with native tree windrows are encouraged. Development or other activity proposed on parcels including windrows shall be set back a minimum of 10 feet from the drip line of the trees and shall not result in compacting of soil or other potential damage to the trees' root system or water source.		
OSC-9	Encourage and promote open-field agriculture as an independent, viable industry to meet the needs of present and future populations and to preserve the Carpinteria Valley's rural, open space character.	City of Carpinteria General Plan	The Proposed "Farm" Project includes farmland and open space as part of its proposal that helps preserve the Carpinteria Valley's rural, open space character.
OSC-9a	Maintain a "greenbelt" of open-field agricultural land (without greenhouses) surrounding the city to clearly define the urban growth boundary.	City of Carpinteria General Plan	The Proposed "Farm" Project maintains farmland and open spaces without greenhouses to assist in defining the urban growth boundary.
OSC-9b	Support Williamson Act contracts and Farmland Security Zones to help protect open-field agricultural activities.	City of Carpinteria General Plan	The Proposed "Farm" Project supports the protection of open-field agricultural activities.
OSC-9c	Minimize soil erosion and polluted runoff during construction and operation of the land use.	City of Carpinteria General Plan	The Proposed "Farm" Project minimizes soil erosion and polluted runoff during construction and operation of the land use.
OSC-9d	Encourage conservation of agricultural production areas.	City of Carpinteria General Plan	The Proposed "Farm" Project encourages conservation of agricultural production areas with its inclusion of a dedicated farmland and open space area for restoration and preservation of native habitat.
OSC-9e	Avoid the conversion of agricultural land to nonagricultural land uses except where conversion meets the criteria established by Sections 30241, 30241.5, and 30242 of the Coastal Act.	City of Carpinteria General Plan	The Proposed "Farm" Project complies with Section 30241, 30241.5, and 30242 of the Coastal Act by including agricultural uses in areas previously used for agricultural production.
OSC-9f	Encourage Santa Barbara County to maintain agricultural field uses of agricultural land within the Carpinteria Planning Area, and to require urban uses to locate within the city.	City of Carpinteria General Plan	The Proposed "Farm" Project maintains agricultural field uses within agricultural land within the Carpinteria Planning Area by including agricultural uses in areas previously used for agricultural production.
OSC-9g	In agricultural areas of the Planning Area, encourage centralized transfer areas, warehousing, and shipping facilities in appropriate locations to reduce traffic impacts and land use conflicts.	City of Carpinteria General Plan	The Proposed "Farm" Project is not located in an agricultural Planning Area
Implementation Policy 41	Work with Santa Barbara County to develop mutually consistent and beneficial policies for proposed land uses and development on agricultural land in the Planning Area, with the understanding that the preservation and restoration of open-field agricultural land uses in this area is a priority. [5-year]	City of Carpinteria General Plan	The Proposed "Farm" Project is not located in an agricultural Planning Area

Implementation Policy 43	Develop buffer zones to minimize land use conflicts between agricultural operations and urbanized land uses.	City of Carpinteria General Plan	The Proposed “Farm” Project has developed buffer zones to minimize land use conflicts between agricultural operations and urbanized land uses.
Implementation Policy 44	Adopt a Right-to-Farm Ordinance requiring disclosure of agricultural practices to homeowners contiguous to or near farm operations to discourage farm operations complaints. [10-year]	City of Carpinteria General Plan	The Proposed “Farm” Project will make disclosures of agricultural practices to homeowners contiguous to or near farm operations.
Implementation Policy 451	The management of agricultural land shall be consistent with Sections 30241, 30241.5, and 30242 of the Coastal Act and other appropriate coastal policies relative to the preservation of agricultural resources.	City of Carpinteria General Plan	The Proposed “Farm” Project agricultural management practices are consistent with Sections 30241, 30241.5, and 30242 of the Coastal Act and other appropriate coastal policies relative to the preservation of agricultural resources.
OSC-11a	Carefully review development that will significantly impact air quality.	City of Carpinteria General Plan	The Proposed “Farm” Project will not significantly impact air quality.
OSC-11b	Promote the reduction of mobile source emissions related to vehicular traffic (e.g. promote alternative transportation, vanshare, buses).	City of Carpinteria General Plan	The Proposed “Farm” Project promotes the reduction of mobile source emissions related to vehicular traffic (e.g. promote alternative transportation, vanshare, buses).
OSC-11c	Promote use of solar heating and energy efficient building design to reduce stationary source emissions.	City of Carpinteria General Plan	The Proposed “Farm” Project promotes the use of solar heating and energy efficient building design to reduce stationary source emissions.
OSC-11d	Encourage the improvement of air quality in the Carpinteria Valley by implementing measures in the South Coast Air Quality Attainment Plan. For air quality enhancement, measures will include but not be limited to, measures to reduce dependence on the automobile and encourage the use of alternative modes of transportation such as buses, bicycles and walking.	City of Carpinteria General Plan	The Proposed “Farm” Project encourages the improvement of air quality in the Carpinteria Valley by implementing measures in the South Coast Air Quality Attainment Plan. For air quality enhancement, measures will include but not be limited to, measures to reduce dependence on the automobile and encourage the use of alternative modes of transportation such as buses, bicycles and walking.
OSC-13a	Preserve broad, unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. Highway 101. In addition, design and site new development on or adjacent to bluffs, beaches, streams, or the Salt Marsh to prevent adverse impacts on these visual resources. New development shall be subject to all of the following measures a. Height and siting restrictions to avoid obstruction of existing views of visual resources from the nearest public areas.	City of Carpinteria General Plan	The Proposed “Farm” Project preserves broad, unobstructed views from the nearest public street to the ocean with Carpinteria Avenue, and U.S. Highway 101. Design and complies with all required measures to prevent adverse impacts on these visual resources. Structures are set back from the bluff edge sufficiently far to ensure that structures do not infringe on views from the beach

	<p>b. In addition to the bluff setback required for safety, additional bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach.</p> <p>Blufftop structures shall be set back from the bluff edge sufficiently far to ensure that the structure does not infringe on views from the beach except in areas where existing structures already impact public views from the beach. In such cases, the new structure shall not be greater in height than adjacent structures and shall not encroach seaward beyond a plane created by extending a straight line (“stringline”) between the nearest building corners of the existing buildings on either side of the proposed development. Patios, balconies, porches and similar appurtenances, shall not encroach beyond a plane created by extending a straight line between the nearest corners closest to the beach from the existing balconies, porches or similar appurtenances on either side of the proposed development. If the stringline is grossly inconsistent with the established line of seaward encroachment, the Planning Commission or City Council may act to establish an encroachment limit that is consistent with the dominant encroachment line while still limiting seaward encroachment as much as possible.</p> <p>c. Special landscaping requirements to mitigate visual impacts.</p>		
OSC-13c	Other than permitted development, discourage activities which, could damage or destroy open space areas, including off-road vehicle use and unauthorized collecting of natural objects.	City of Carpinteria General Plan	The Proposed “Farm” Project discourages any activities that could damage or destroy open space areas. The Proposed “Farm” Projects includes a dedicated open space area for restoration and preservation of native habitat.
OSC-13e	Promote the safety of the community through the use of open space lands.	City of Carpinteria General Plan	The Proposed “Farm” Project promotes the safety of the community with the use of open space lands.
OSC-13f	Where appropriate, use open space lands as buffers for noise and visual nuisances and as transitions between incompatible uses.	City of Carpinteria General Plan	The Proposed “Farm” Project uses open space lands as buffers for noise and visual nuisances.
OSC-13g	Require new development to protect scenic resources by utilizing natural landforms and native vegetation for screening structures, access roads, building foundations, and cut and fill slopes in project design which otherwise complies with visual resources protection policies.	City of Carpinteria General Plan	The Proposed “Farm” Project utilizes natural landforms and native vegetation for screening structures, access roads, building foundations, and cut and fill slopes in project design which otherwise complies with visual resources protection policies.
OSC-13h	Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.	City of Carpinteria General Plan	The Proposed “Farm” Project plans to minimize cut and fill operations.

OSC-13i	Design all new development to fit the site topography, soils, geology, hydrology, and other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Preserve all natural landforms, natural drainage systems, and native vegetation. Require all areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports remain as open space.	City of Carpinteria General Plan	The Proposed “Farm” Project designs for all new development fit the site topography, soils, geology, hydrology, and other existing conditions so that grading and other site preparation is kept to an absolute minimum. All areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports have been designed as open space.
OSC-13j	Establish a “night-sky” ordinance that provides standards for the reduction of direct and ambient light in the night sky.	City of Carpinteria General Plan	The Proposed “Farm” Project is consistent with a “night-sky” ordinance that provides standards for the reduction of direct and ambient light in the night sky.
Implementation Policy 63	The Carpinteria Bluffs Coastal Access, Recreation and Open Space Master Program requires projects on the bluffs to dedicate and construct the onsite portion of the bluff top trail. When a bluff property is developed, a funding program for maintenance of recreational areas should be developed by either forming a new assessment district or revising the existing City Parks Maintenance Fund to include contributions from commercial and industrial development.	City of Carpinteria General Plan	The Proposed “Farm” Project will comply with the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program policy on a funding program for maintenance of recreational areas that will include either forming a new assessment district or revising the existing City Parks Maintenance Fund.
Implementation Policy 74	Explore all available measures, including purchase, tax relief, purchase of development rights, etc. to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, require adequate mitigation.	City of Carpinteria General Plan	The Proposed “Farm” Project has been designed to avoid any archaeological sites.
Implementation Policy 77	Prior to the city granting a development permit, all archaeological sites (or areas near known archeological sites that have been determined though Phase 1 investigation to potentially include cultural or paleontoligical resources) must undergo a subsurface test to determine the integrity and significance of the site. Through the project environmental review process, the disposition and/or preservation of any archaeological sites deemed to have significance as a result of the subsurface testing shall be determined. Preservation of cultural/paleontological resource sites through avoidance shall be preferred, however, other methods of disposition may be approved through the environmental review process as identified in the city’s Guidelines for the Implementation of CEQA.	City of Carpinteria General Plan	The Proposed “Farm” Project will comply with all required Phase 1 investigation as identified in the city’s guideline for the implementation of CEQA.
Implementation Policy 78	A qualified archaeologist and Native American observer (acceptable to the city) shall be retained to monitor grading activities on identified archeological sites and in the vicinity of identified archaeological	City of Carpinteria General Plan	The Proposed “Farm” Project will coordinate with a qualified archaeologist and Native American observer to monitor grading activities on identified archeological

	<p>resources. If cultural artifacts or similar material of potential cultural or paleontological importance, are uncovered during grading or other excavation the following shall occur:</p> <p>a. The monitor or archaeologist shall halt the grading or excavation and notify the City.</p> <p>b. A qualified archaeologist shall prepare a report assessing the significance of the find and recommending any actions to be taken by the applicant(s) prior to the city granting permission for grading to resume.</p> <p>c. The removal of cultural artifacts or other materials shall only occur after preparation of the report and in conformance with the recommendations of the report as approved by the City.</p>		<p>sites and in the vicinity of identified archeological resources, if required.</p>
Objective C-4	<p>Improve the Carpinteria Avenue corridor to ensure adequate traffic flow, safe bicycle use and improved aesthetic qualities.</p>	<p>City of Carpinteria General Plan</p>	<p>The Proposed “Farm” Project improves the Carpinteria Avenue corridor to ensure adequate traffic flow, safe bicycle use and improved aesthetic qualities.</p>
Objective C-7	<p>Build demand for alternative transportation use by increasing ease, effectiveness , and social acceptability , and through foresighted planning.</p>	<p>City of Carpinteria General Plan</p>	<p>The Proposed “Farm” Project does build demand for alternative transportation use by increasing ease, effectiveness , and social acceptability , and through foresighted planning</p>
Policy C-7e	<p>Provide continuous sidewalks, where appropriate, for safe pedestrian circulation and consider creative alternatives for such issues.</p>	<p>City of Carpinteria General Plan</p>	<p>The Proposed “Farm” Project does provide continuous sidewalks, where appropriate, for safe pedestrian circulation and consider creative alternatives for such issues.</p>
Objective C-8	<p>Support and develop safe, direct and well-maintained bicycle and pedestrian systems and recreational boating facilities that serve all segments of the public.</p>	<p>City of Carpinteria General Plan</p>	<p>The Proposed “Farm” Project does support and develop safe, direct and well-maintained bicycle and pedestrian systems and recreational boating facilities that serve all segments of the public.</p>
Policy C-Ba	<p>Integrate the development of bicycle routes and pedestrian pathways in additional areas of the city, and encourage the utilization of such routes for commuting as well as recreational purposes.</p>	<p>City of Carpinteria General Plan</p>	<p>The Proposed “Farm” Project does integrate the development of bicycle routes and pedestrian pathways in additional areas of the city, and encourage the utilization of such routes for commuting as well as recreational purposes.</p>
Policy C-Sc	<p>Provide or require safe and adequate bicycle parking at transportation centers, public parks, recreation areas and other nonresidential locations</p>	<p>City of Carpinteria General Plan</p>	<p>The Proposed “Farm” Project does provide safe and adequate bicycle parking at transportation centers, public parks, recreation areas and other nonresidential locations</p>
Objective 5-1	<p>Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface</p>	<p>City of Carpinteria General Plan</p>	<p>The Proposed “Farm” Project does minimize the potential risks and reduce the loss of life, property and</p>

	rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis.		the economic and social dislocations resulting from fault surface rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis.
Policy 5-1a	Seismic design criteria for habitable building structures, including critical facilities, should utilize the maximum credible earthquake calculated for each of the faults mentioned above, as well as the distance from the building site to each fault, to calculate or determine maximum ground acceleration.	City of Carpinteria General Plan	The Proposed “Farm” Project does utilize the maximum credible earthquake calculated for each of the faults mentioned, as well as the distance from the building site to each fault, to calculate or determine maximum ground acceleration.
Policy S-2b	Building improvements and other development including any irrigated landscape areas be setback sufficiently to protect the development and all associated improvements from bluff failure and bluff retreat over a 100-year term.	City of Carpinteria General Plan	The Proposed “Farm” Project provides sufficient setbacks to protect the development and all associated improvements from bluff failure and bluff retreat over a 100-year term.
S-1a	Seismic design criteria for habitable building structures, including critical facilities, should utilize the maximum credible earthquake calculated for each of the faults mentioned above, as well as the distance from the building site to each fault, to calculate or determine maximum ground acceleration.	City of Carpinteria General Plan	The Proposed “Farm” Project will utilize the maximum credible earthquake calculated for each of the faults mentioned above, as well as the distance from the building site to each fault, to calculate or determine maximum ground acceleration.
S-1b	When planning coastal installations and developments, a 10- foot high sea wave should be considered and a conservative contour elevation of 40 feet should be used as a basis for establishing the tsunami risk limit.	City of Carpinteria General Plan	The Proposed “Farm” Project is located above the contour elevation of 40 feet to be used as a basis for establishing the tsunami risk limit.
S-1c	Development in areas identified as having high seismically- induced liquefaction potential shall follow structural engineering foundation design parameters outlined in the Uniform Building Code or obtained through an independent structural engineering study.	City of Carpinteria General Plan	The Proposed “Farm” Project will comply with structural engineering foundation design parameters outlined in the Uniform Building Code or obtained through an independent structural engineering study.
S-4	Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.	City of Carpinteria General Plan	The Proposed “Farm” Project doesl minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.
S4-a	All new development proposed in the 100-year floodplain must adhere to the County of Santa Barbara Floodplain Management Ordinance, Chapter 15-A of the County Code.	City of Carpinteria General Plan	The Proposed “Farm” Project will comply with the County of Santa Barbara Floodplain Management Ordinance, Chapter 15-A of the County Code.
Implementation Policy 15	Development applications submitted to the city shall include information adequate to determine compliance with applicable flood and stormwater management programs, polices and regulations. Further, the City shall require development to comply with the	City of Carpinteria General Plan	The Proposed “Farm” Project will include information adequate to determine compliance with applicable flood and stormwater management programs, polices

	<p>following standards unless superceded by a more restrictive standard applicable in the city:</p> <p>a. street improvements shall be designed to accommodate flows up to the 10 year storm, flows between the 10 and 25 year storms will be accommodated in an underground system, and safe and acceptable escape routes for the 100 year storm shall be established;</p> <p>b. improvements shall be designed to result in no net change from the existing drainage condition (e.g. volume and velocity), as it affects off-site public and private property, to the developed drainage condition, and adequate information shall be provided to the city to demonstrate that there exists a controlled path for runoff to the ocean. Further, where a proposed development site currently contributes to existing degraded drainage conditions and/or an off-site drainage or flooding problem, the proposed development shall include corrective measures as determined appropriate by the City;</p> <p>c. all development shall be designed and constructed as necessary to comply with Best Management Practices for nuisance and stormwater runoff and to comply with the requirements of any applicable NPDES permit. Further, all such nuisance and stormwater improvements shall be designed to ensure that the project will not result in a measurable reduction in terrestrial or aquatic habitat carrying capacities due to discharge of project site runoff to creeks, the salt marsh and the ocean.</p>		and regulations and to comply with restrictive standards, if applicable.
Implementation Policy 16	Applicants for new development projects in Carpinteria must verify that the water purveyor can provide the required volume of water to satisfy the peakload water requirements for the project.	City of Carpinteria General Plan	The Proposed "Farm" Project will verify that the water purveyor can provide the required volume of water to satisfy the peakload water requirements for the project.
Implementation Policy 17	Prior to construction of new developments, applicants must submit plans to the Carpinteria-Summerland Fire Protection District.	City of Carpinteria General Plan	The Proposed "Farm" Project will comply with plan submittals to the Carpinteria-Summerland Fire Protection District.
Implementation Policy 18	The Carpinteria-Summerland Fire Protection District should be consulted when new development or redevelopment plans are being considered, or when code violation or code enforcement issues arise.	City of Carpinteria General Plan	The Proposed "Farm" Project will consult with the Carpinteria-Summerland Fire Protection District.
N-2	The City will minimize the noise impacts of the railroad on residential and other sensitive land uses	City of Carpinteria General Plan	The Proposed "Farm" Project does minimize the noise impacts of the railroad on residential and other sensitive land uses via setbacks
Implementation Policy 2	An acoustical study showing the ability to meet state noise insulation standards will be required for any development proposed in an area	City of Carpinteria General Plan	The Proposed "Farm" Project will prepare an acoustical study showing the ability to meet state noise insulation

	where noise exceeds the "normally acceptable" level shown on Figure N-3.		standards will be required for any development proposed in an area where noise exceeds the "normally acceptable" level shown on Figure N-3.
PF 3-e	"The City will require that proposed major projects demonstrate adequate fire and police response times and that the stations serving the proposed project have adequate staff and equipment available to serve increased demand	City of Carpinteria General Plan	The Proposed "Farm" Project does demonstrate adequate fire and police response times and that the stations serving the proposed project have adequate staff and equipment available to serve increased demand.
PF-5c	The City will ensure that new development will not adversely impact services and facilities provided to existing development.	City of Carpinteria General Plan	The Proposed "Farm" Project will not adversely impact services and facilities provided to existing development.
PF-5k	The City shall require proposed developments to demonstrate that adequate water supply, water systems and sewer facilities are or will be available to serve the project site.	City of Carpinteria General Plan	The Proposed "Farm" Project shall demonstrate that adequate water supply, water systems and sewer facilities are or will be available to serve the project site.
PF-5c	The City will ensure that new development will not adversely impact services and facilities provided to existing development.	City of Carpinteria General Plan	The Proposed "Farm" Project will not adversely impact services and facilities provided to existing development.
PF-5k	The City shall require proposed developments to demonstrate that adequate water supply, water systems and sewer facilities are or will be available to serve the project site.	City of Carpinteria General Plan	The Proposed "Farm" Project will demonstrate that adequate water supply, water systems and sewer facilities are or will be available to serve the project site.
PF-6	To ensure that new development is adequately served by utilities and does not impact existing service areas in the community.	City of Carpinteria General Plan	The Proposed "Farm" Project will demonstrate that new development is adequately served by utilities and does not impact existing service areas in the community.
PF-6a	The ultimate responsibility to ensure that the facilities (including systemwide improvements) needed to support the project are available at the time that they are needed shall be that of the sponsor or development projects.	City of Carpinteria General Plan	The Proposed "Farm" Project will ensure that the facilities (including systemwide improvements) needed to support the project are available at the time that they are needed shall be that of the sponsor or development projects.
PF-6b	Development projects shall not result in a quantifiable reduction in the level of public services provided to existing development, nor shall new development increase the cost of public services provided to existing development.	City of Carpinteria General Plan	The Proposed "Farm" Project will not result in a quantifiable reduction in the level of public services provided to existing development, nor shall new development increase the cost of public services provided to existing development.
PF-6c	Development projects within Carpinteria shall be required to: 1. construct and/or pay for the new on-site capital improvements that are required to support the project;	City of Carpinteria General Plan	The Proposed "Farm" Project will comply with all improvement responsibilities as listed in PF-6c.

	<p>2. ensure that all new off-site capital improvements that are required by the project are available prior to certificate of occupancy;</p> <p>3. be phased so as to ensure that the capital facilities that will be used by the new development are available prior to certificates of occupancy;</p> <p>4. ensure that, in the event that public services or off-site capital facilities are impacted prior to development, the level of service provided to existing development will not be further impacted by the new development; and</p> <p>5. provide for the provision of public services, and shall not increase the cost of public services provided to existing development.</p>		
Policy #	Policy/Plan	Source	Project Consistency
Second Units Program	Second units represent an important source of affordable housing in cities with high housing costs. Since second units can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers and extended family members. In order to facilitate development of additional second units, the City will implement the following actions:	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all following actions regarding second units where applicable, if applicable.
No Net Loss	The City will monitor project approvals and comply with the no net loss requirements of Government Code §65863. No zoning amendment or project approval shall reduce the residential density or allow development of any parcel at a lower residential density than assumed in the Housing Element land inventory unless the City makes written findings in accordance with §65863(b).	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with Government Code §65863.
Affordable Rental Housing	More specifically, the City will commit to the following actions: Fifty percent reduction of Development Impact Fees Deferral and/or waiver of City planning fees Reduction in the number of parking spaces required Modifications to development standards Provision of surplus property at no cost Provide funding support through the City’s Housing Trust Fund for soft costs Support in the funding application process for low-income housing tax credits and other housing grant programs.	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all actions regarding affordable rental housing, where applicable.

<p>Inclusionary Housing</p>	<p>The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above-moderate-income category in an effort to provide housing for middle income and critical workforce households that cannot afford the cost of housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.</p> <p>Residential developments of five or more units involving a subdivision map for the purpose of creating individual ownership units or parcels must construct 12% of the units at a price affordable to households earning 121% of the area median income (AMI).</p> <p>The City will continue to provide incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.</p> <p>Incentives for condominium multi-family development may include one or more of the following:</p> <p>Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;</p> <p>Allow a modification to the requirement for covered parking spaces;</p> <p>Allow building coverage to exceed Zoning Code standards;</p> <p>Allow a modification to requirements for separation between structures on the same site or parcel;</p> <p>Allow a modification of private or common open space requirements, not to exceed 25 percent less than the required amount; or</p> <p>Allow a modification to any other development standard that is mutually agreed to by the City and the developer that can be demonstrated as necessary to provide for affordable housing.</p> <p>Incentives for single-family development may include one or more of the following:</p> <p>Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;</p>	<p>City of Carpinteria 2015-2023 Housing Element</p>	<p>The Proposed “Farm” Project will comply with all actions/policies discussing inclusionary housing, where applicable.</p>
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	<p>Allow building coverage to exceed Zoning Code standards; Allow tandem parking in garages;</p> <p>Allow a modification to the minimum lot size requirement; or</p> <p>Allow a modification to any other development standard that is mutually agreed to by the City and the applicant that can be demonstrated as necessary to provide for affordable housing cost.</p> <p>If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in lieu fee option. However, no one has requested to pay an in lieu fee since adoption of the program in 2004. provided off-site.</p>		
Facilitate Lot Consolidation	<p>The City will continue to play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with nonprofit developers and/or private landowners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation program will be discussed with developers during the preliminary or conceptual review process.</p>	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all policies and actions discussing Lot Consolidation, where applicable.
Regulatory Concession and Incentives	<p>Concessions and incentives are granted on a “targeted” income basis to facilitate the preservation or development of housing affordable to very-low- and low-income households.</p> <p>Providing relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.</p> <p>Encouraging studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.</p> <p>Reducing Development Impact Fees for projects that provide 100% affordable units. Other incentives that may be requested pursuant to state density bonus law.</p>	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all regulatory concession and incentives, where applicable.
Housing Affordability Criteria	<p>State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”):</p> <ul style="list-style-type: none"> • Extremely-Low (30% or less of AMI) • Very-Low (31-50% of AMI) • Low (51-80% of AMI) • Moderate (81-120% of AMI) • Above-Moderate (over 120% of AMI) 	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all Housing Affordability Criteria, where applicable.

For-Sale Housing	<p>Housing sales price statistics reported by DataQuick Information Systems for calendar year 20132 showed median sales prices of \$728,000 for single-family homes and \$426,000 for condominiums in Carpinteria. Based on the estimated affordable purchase prices shown in Table I-12, it is unlikely that many market rate homes or condominiums would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a median condo price of \$426,000, there is a “gap” of almost \$100,000 between the market price and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is about \$200,000.</p>	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all For-Sale Housing pricing policies/actions, where applicable.
Rental Housing	<p>An internet rental survey conducted in June 2014 found asking rents of \$1,100 to \$4,000 per month for one bedroom units and \$2,100+ for two-bedroom units. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table I-12, page I-13), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of \$2,100 per month, the gap between market rent and affordable rent at the very-low- income level is about \$1,100 per month, while the gap at the extremely-low-income level is about \$1,500 per month.</p>	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all Rental Housing policies/actions, where applicable.
Future Housing Needs	<p>The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction in Santa Barbara County for the projection period6 January 1, 2014 to September 30, 2022. Communities then determine how they will address this need through the process of updating the housing elements of their general plans. The RHNA for the fifth housing element cycle was adopted by the Santa Barbara County Association of Governments (SBCAG) in August 2013.</p>	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will I comply with all RHNA/Government Code §65583(a)(1) actions, where applicable.

	163 units, distributed by income category as shown in Table I-21. Pursuant to Government Code §65583(a)(1) it is assumed that the need for extremely-low-income households is half of the very-		
Land Resources	In 2004 state law was amended to establish 20 units/acre as the density deemed appropriate to accommodate housing for lower-income households in suburban cities like Carpinteria	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will consider the City of Carpinteria’s Land Resources Element, where applicable.
Uses Permitted for PUD*	Single-family dwellings; Rowhouses, Townhouses, Apartments, Condominiums Modular homes, Mobile homes on a permanent foundation, subject to Development Plan approval The PRD and PUD zoning districts allow densities of 20 units per acre and therefore are deemed to be suitable for the development of lower-income housing.	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project does comply with uses permitted for PUD.
Unit Size Requirements	The City does not have regulations that require minimum or maximum housing unit sizes by housing type or zone, except for single room occupancy (SRO) units. The City encourages “... studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.”	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project does comply with the City’s Unit Sizing Requirements, where applicable.
Floor Area Ratios	Floor area ratio (FAR) is defined by the zoning regulations as the total floor area of enclosed buildings on a lot divided by the net area of the site expressed in a percent form. This definition excludes pools, spas and patios. Table B-2 identifies the floor area ratios for each residential zone.	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all Floor Area Ratio (FAR) zoning regulations.
Open Space Requirements	Open space, according to the zoning regulations, means private open space that includes, but is not limited, to patios, decks and yards for the private use of the residents of individual units. Table B-2 identifies the open space requirements for each residential zone. Housing development in the PRD-20 zone, the City’s highest density zone, can satisfy open space requirements and attain the maximum number of housing units.	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project does comply with all open space requirements, where applicable.
Inclusionary Ordinance	The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above-moderate-income category in an effort to provide housing for middle-income and critical workforce households that cannot afford housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all inclusionary ordinance policies/actions, where applicable.

	<p>participates in providing adequate housing for all economic segments of Carpinteria.</p> <p>purpose of creating individual ownership units or parcels must construct 12% of the total units at a price affordable to households earning 121% of the area median income (AMI).</p> <p>developer may request and the City may approve one incentive to facilitate the construction of for affordable housing cost. ordinance provides for an in lieu fee. However, no one has requested to pay an in lieu fee since provided off-site.</p> <p>exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of affordable housing in the City. The fund includes in lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$465,000 available to provide for affordable housing.</p>		
Coastal Development Permits/Development Plan Approvals	<p>Multi-family housing is a permitted use in the PRD, PUD, CPD, CB and M-RP Zones. This housing type includes rowhouses, townhouses, apartments, condominiums and community apartment projects. Multi-family housing is not subject to a conditional use permit in these zones. However, all uses, not only multi-family rental housing, are permitted subject to approval of a Development Plan and Coastal Development Permit approval.</p>	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all Coastal Development Permit/Development Plan approval procedures.
PUD Review Procedures	<p>Permitted uses subject to Development Plan approval in the Planned Unit Development (PUD)</p> <p>Residential units, either attached or detached, including single-family dwellings, rowhouses, townhouses, apartments, condominiums, modular homes and mobile homes on a permanent foundation; provided that the units are clustered to the</p> <ul style="list-style-type: none"> The PUD District has established standards regarding maximum building coverage, minimum open space and maximum building height. The development standards are as follows: 	City of Carpinteria 2015-2023 Housing Element	The Proposed “Farm” Project will comply with all PUD review procedures.

	<p>Parking per the parking regulations for each land use Building coverage – maximum of 30%</p> <ul style="list-style-type: none"> • Building height – maximum of 30 feet • Common open space – minimum of 20% of lot area <p>Landscaping – in accordance with approved development plan Density – determined at time of designation unless already established by the In determining the appropriate density, the following factors are considered: 1.</p> <p>Protection of the scenic qualities of the site</p> <p>Protection of natural and/or coastal resources, e.g., habitat areas, archaeological sites</p> <ul style="list-style-type: none"> • Avoidance of siting of structures on hazardous areas • Provision of public open space, recreation and/or beach access • 5. Preservation of existing healthy trees • Mix of housing types and provision of low- and moderate-income housing opportunities <ul style="list-style-type: none"> • Density in surrounding areas <p>8. Service system constraints</p> <p>Standards with regard to setbacks, lot area and distance between buildings have not been established. The reason is that the intent of the PUD zone district is to “encourage clustering of structures to preserve a maximum amount of contiguous open space.” To this end, the “intent is to promote multiple residential development rather than single-family subdivisions....” The PUD zone does not have negative impacts on the cost and supply of housing. The zone encourages and facilitates a mixture of housing types, promotes multi-family residential housing, and encourages the provision of low- and moderate-income housing.</p>		
Policy #	Policy/Plan	Source	Project Consistency
14.16.040	Uses permitted subject to development plan approval.	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project will comply with 14.16.040
14.16.060	Parking regulations in the PUD district are as provided in Chapter 14.54.	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project will comply with Chapter 14.54

14.16.070	Because of the flexibility needed to provide maximum clustering and innovative design of buildings and structures within a PUD, no standard setbacks or distances between buildings (front, side, or rear) shall be required in this district. Setbacks and siting of structures shall be approved as part of the development plan in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare of the public. The following factors shall be considered: fire protection, safety from flooding and other geologic hazards, privacy, light and air, solar exposure, protection of identified environmentally sensitive habitat areas on or adjacent to the property, building configuration, aesthetics, and any other applicable provisions of the coastal land use plan, general plan, and specific plan(s).	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project will comply with 14.16.070
14.16.080	Building coverage. Not more than thirty percent of the net area of the property shall be covered with any portion of a building(s) containing dwelling units.	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project will comply with 14.16.080
14.16.090	Building height. No building or structure shall exceed a height of more than thirty feet.	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project does comply with 14.16.090.
14.16.100	<p>The city shall specify the number of dwelling units permitted per gross acre for each parcel designated PUD at the time this designation is adopted for a parcel unless already specified in the coastal land use plan. The number of dwelling units permitted shall be expressed as a range of dwelling units per gross acre and shall be shown on the city's official zoning maps, as illustrated in the following example:</p> <p>In determining the appropriate density, the following factors shall be considered:</p> <ol style="list-style-type: none"> 1. Protection of the scenic qualities of the site; 2. Protection of natural and/or coastal resources, i.e., habitat areas, archaeological sites, etc.; 3. Avoidance of siting of structures on hazardous areas; 4. Provision of public open space, recreation, and/or beach access; 5. Preservation of existing healthy trees; 6. Mix of housing types and provision of low and moderate income housing opportunities; 		The Proposed “Farm” Project will comply with 14.16.100.

	7. Density in surrounding areas; 8. Service system constraints.		
14.16.110	<p>Open Space.</p> <p>1. Amount. At least twenty percent of the gross area of the parcel(s) shall be used for common open space. The city shall determine the amount of public open space required for coastal access and recreation and protection of public views, if not specified elsewhere in the coastal land use plan, but in no case shall it be less than twenty percent of the gross area. Lands to be preserved as open space may be required to be irrevocably offered for dedication by fee title to the city or other public agency or may remain in private ownership with appropriate scenic and/or open space easements in perpetuity. For lands comprising public open space that remain in private ownership, the city shall require granting of an easement guaranteeing the public's right of access and use of such open space in perpetuity.</p> <p>2. Maintenance. Prior to the issuance of any permits for construction, a bond shall be posted guaranteeing the maintenance of open space, private roads, etc. as required below. Provisions for maintenance of open space and private roads shall be included in the conditions, covenants and restrictions (CC&R's) for the development. Any alteration, amendment, or repeal of such provisions shall require the express approval of the city.</p> <p>3. Public Open Space. The city may require the applicant to maintain all public open spaces and related facilities for a specified period after completion of the PUD.</p> <p>4. Common Open Space. The common open space shall be deeded to the homeowners' association and held in undivided ownership by the residents of the PUD. Preservation and maintenance of all common open space and communal recreational facilities shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvement running with the land as described in the approved final development plan.</p>	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project has an open space that is dedicated for restoration and preservation of natural habitat.
14.16.120	<p>Landscaping. Landscaping shall be installed and maintained in accordance with the approved development plan. Prior to the issuance of any permits, a landscaping bond shall be posted with the city to ensure installation and maintenance.</p> <p>2. Along each side or rear yard of the PUD district abutting property zoned other than PUD, an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed</p>	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project will install and maintain landscaping with the approved development plan.

	and maintained to protect adjacent properties from impacts of noise or lighting and to provide separation between different uses. Such buffer shall be included in the development plan.		
14.16.130	<p>Homeowner’s Association. At the time of submittal of the development plan, the applicant shall file a description of the proposed organization of the homeowners' association including conditions, covenants and restrictions (CC&R's) that will govern the association. Such description shall be reviewed by the city attorney who shall make a recommendation to the planning commission. Required provisions shall include but not be limited to the following:</p> <ol style="list-style-type: none"> 1. The homeowners' association shall be established before the homes are sold. 2. Membership shall be mandatory for each home buyer and any successive buyer. 3. The association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other facilities. Provisions for maintenance of open space and private roads shall not be altered, amended, or repealed without the express consent of the city. 4. Homeowners shall pay their pro rata share of all costs of the association and the assessment levied by the association can become a lien on the property. 5. The association shall be able to adjust the assessment to meet changed needs. 	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project will file a description of the proposed organization of the homeowners' association including conditions, covenants and restrictions (CC&R's) that will govern the association. Such description shall be reviewed by the city attorney who shall make a recommendation to the planning commission.
14.16.140	Nonconcentration of certain uses, drive-thru businesses, noise and other district requirements. Nonconcentration of certain uses, drive-thru businesses, noise and other district requirements in the PUD district are as provided in the CPD district, Sections 14.20.020, 14.20.070, 14.20.080, 14.20.110 and 14.20.120.	Chapter 14.16 – PUD Planned Unit Development District	The Proposed “Farm” Project will follow district requirements in Section 14.20.020, 14.20.070, 14.20.080, 14.20.110 and 14.20.120.