

**CITY OF CARPINTERIA  
5775 CARPINTERIA AVENUE  
CARPINTERIA, CALIFORNIA 93013  
(805) 684-5405**

**SPECIAL JOINT MEETING OF THE CITY COUNCIL, PLANNING COMMISSION,  
AND ARCHITECTURAL REVIEW BOARD**

**DECEMBER 19, 2022**

Notice is hereby given that a Special Public Joint meeting will be held before the City Council, Planning Commission and Architectural Review Board at 5:30 p.m. or as soon thereafter as may be heard on Monday, December 19, 2022, in the Carpinteria City Council Chamber, City Hall, 5775 Carpinteria Avenue, Carpinteria, California, to discuss the following subject matter:

**Commercial-Residential Mixed-Use  
Project No. 22-2193-CON**

**Planner: Nick Bobroff**

Conceptual review of a proposed commercial-residential mixed-use project. The contemplated proposal calls for a three-story development comprised of a two-story 6,000 square foot commercial space situated along the Carpinteria Avenue frontage, and a 24-unit two-level apartment complex (19 one-bedroom units and 5 two-bedroom units) built atop a ground-level 59-space parking garage. Total square footage would be approximately 54,900 square feet and reach a maximum height of 36 feet. All existing site improvements would be removed to facilitate the described development. The project proposes to utilize state density bonus provisions in exchange for setting aside a percentage of the apartment units for affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals"), proposed by Justin Klentner.

Recommendation: Receive public comment and provide individual conceptual comments on the mixed-use proposal.

The full agenda and associated staff report will be available on Thursday, December 15, 2022 on the City's Website here: (<https://carpinteriaca.gov/city-hall/agendas-meetings>). Details and procedures on how to provide public comment and participate in the meeting are available on the posted agenda at (<https://carpinteriaca.gov/city-hall/agendas-meetings>).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Brian Barrett, City Clerk at [brianb@carpinteriaca.gov](mailto:brianb@carpinteriaca.gov) or (805) 755-4403. Notification of two business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Brian C. Barrett, CMC, CPMC  
City Clerk

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