

Appendix B

Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for estimating potential residential development capacity are discussed below. The 6th cycle RHNA projection period began June 30, 2022, and housing units completed after that date are credited toward the City's RHNA allocation for the 2023-2031 Housing Element period.

Affordability Assumptions

Completed and approved housing developments are assigned to affordability categories based on the actual price or rent (see **Error! Reference source not found.** in Chapter I), while sites with future potential for residential development are assigned to income categories based on allowable density. Under state law¹ the lower-income “default density” for Carpinteria is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be appropriate for lower-income housing unless the site is smaller than one-half acre. Sites allowing multi-family housing at a density of at least 10 units/acre and sites smaller than one-half acre are considered suitable for moderate- or above-moderate-income units, while sites with allowed densities below 10 units/acre are assigned to the above-moderate category.

Residential Sites Inventory

The City's inventory of residential sites is summarized in Table B-1 while the inventory of approved projects, vacant sites, underutilized sites and potential accessory dwelling units are discussed below with specific parcels listed in Tables B-3, B-4 and B-5. The analysis reflects realistic housing capacity based on existing land use regulations, market trends and any known constraints such as environmental conditions. These tables show that the current sites inventory is not adequate to fully accommodate the RHNA allocation for the 2023-2031 planning period; therefore, zoning amendments are described in Program 1 of the Housing Plan to provide additional opportunities for housing development. Candidate sites for zoning amendments are listed in Table B-6 and discussed below.

Table B-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Approved projects (Table B-3)	-	-	-	79	79
Net remaining RHNA	418		135	269	822
Vacant sites (Table B-4)	-		13	5	18
Underutilized sites (Table B-5)	176		42	-	218
ADUs	96		10	54	160
Surplus (Shortfall)	(146)		(70)	(210)	(426)

Source: City of Carpinteria, 2022

¹ Government Code §65583.2(c)(3)(B)

Sites Identified in a Prior Planning Period

Government Code §65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. No vacant or underutilized sites identified in Tables B-4, B-5 or B-6 to accommodate lower-income housing were identified for lower-income housing in a prior planning period; therefore, this requirement is not applicable.

Mixed-Use Development Assumptions

The sites inventory includes parcels with zoning that allows only residential use as well as parcels with zoning that allows either residential or non-residential uses, or mixed uses. Non-residential zone districts allowing residential or mixed uses include the following:

- CPD – Commercial Planned Development. Primary uses in the CPD district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted when integrated as part of the overall commercial development. Stand-alone residential development is permitted at 20 units/acre with the R-Overlay.
- CB/VC – Central Business/Visitor Commercial. Primary uses in the CB district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted when integrated as part of the overall commercial development. The purpose of the VC Overlay is to provide for commercial development that will serve visitors to the city as well as local residents.
- M-RP – Industrial/Research Park. Primary uses in the M-RP district include light industry, technical research, and business offices and mixed residential/industrial uses. Housing at up to 20 units/acre is also permitted when integrated as part of the overall commercial development. Stand-alone residential development at 20 units/acre is permitted with the R-Overlay.

To estimate anticipated residential development on sites where 100 percent non-residential uses are permitted, the City examined recent residential development trends on properties with these non-residential zoning designations. As shown in Table B-2, residential and mixed-use development on sites allowing 100 percent non-residential use is a common occurrence in Carpinteria, including stand-alone residential development on sites zoned commercial with the R Overlay. Residential development in these projects exceeded 50% of the maximum in all but one of the projects.

Conversations with local commercial property owners and real estate professionals indicate that this trend is expected to continue and increase during the planning period due to changing market conditions that favor residential development as compared to office and commercial development. One recent example of this market trend is illustrated by the Lagunitas project (6380 Via Real – Candidate Site 5) where the property owner has recently submitted a preliminary application to convert an existing mixed-use entitlement to a residential only development. Rezoning to add the R Overlay to this site pursuant to Program 1 would allow stand-alone multi-family development at a density of 20 to 25 units/acre excluding any density bonus.

Table B-2
Example Residential and Mixed-Use Projects on Sites with Non-Residential Zoning

Project/Address	Parcel Size (acres)	Prior Use	Zoning/ Max Density (units/acre)	Project Type (Status)	Project Density (units/ac)	Units (% of maximum)
4295 Carpinteria Ave	0.31	Private tennis court	CPD/R Overlay (20)	Residential only (Completed)	12.9	4 (67%)
4819 Carpinteria Ave	0.22	Gas station	CB/VC (20)	Mixed use (Building Permit Issued)	9.1	2 (50%)
4675 Carpinteria Ave	0.11	Vacant	CPD (20)	Mixed use (Approved)	18.2	2 (100%)
4253 Carpinteria Ave	0.26	2 SFDs	CPD/R Overlay (20)	Residential only (Pending)	19.2	5 (3 net) (96%)
5464 Carpinteria Ave	1.81	Parking Lot	CPD (20)	Senior assisted living (Approved)	27.6	50 (138%)
4209 Carpinteria Ave	0.26	Outdoor Storage/Yard	CPD//R Overlay (20)	Mixed use (Pending)	15.4	2 (77%)
4646 Carpinteria Ave	2.47	Commercial/ light industrial	CPD (20)	Mixed use (Completed)	16.2	40 (82%)
4096 Via Real	2.68	Camper Park	CPD/R Overlay (20)	Residential only (Completed)	16	43 (80%)
1000 Bega Way	4.47	Office/light industrial	M-RP (20)	Mixed use (Completed)	0.67	3 (3%)
6380 Via Real	25.3	Vacant	M-RP (20)	Mixed use (Completed)	2.9 (gross)	73 (14%)
6380 Via Real Candidate Site 5)	8.46	Vacant	M-RP (20)	Mixed use (Pending)	13.1 – 21.2	111 – 179 (65 – 106%)

Source: City of Carpinteria, 2022

a. Completed, Approved, and Pending Projects

Table B-3 shows (1) residential units completed after June 30, 2022, (2) and approved projects that are not yet completed, and (3) pending project not yet approved. These units are all assigned to the above-moderate income category based on anticipated sales price or rent. Two of these projects are located in the CPD/R Overlay zone, which allows 100 percent commercial use; however, the projects are stand-alone residential developments. The average density for projects in non-residential zones is 15.8 units/acre, or 79% of the maximum allowable density. All of these projects are expected to be completed during the planning period.

b. Vacant Sites

Table B-4 lists vacant parcels where residential development is allowed. The realistic density for these parcels is based upon recent development trends and assumes 80% of the allowable density. Potential capacity has also been reduced to reflect any known constraints that may limit development on the site. All of these sites allow 100% residential use, and only one of the sites (2 potential units) allows non-residential use. Sites allowing multi-family development at a density of 10 to 20 units/acre are assigned to the moderate-income category while single-family sites are assigned to the above-moderate category.

c. Non-Vacant Underutilized Sites

Underutilized non-vacant properties with potential for additional housing are shown in Table B-5. The zoning designation for all of these properties is CPD (Commercial Planned Development) with the R (Residential Only) Overlay, which allows stand-alone residential development at a density of up to 20 units/acre. Several of the smaller sites have one or two existing older residential units that could be removed and replaced with a triplex or fourplex based on the R Overlay zoning designation. The realistic density for these parcels is based upon development trends for non-vacant sites. Based on recent projects on non-vacant sites identified in Table B-2, the average density at which the projects were developed was 75% of the maximum density. Therefore, the analysis of non-vacant underutilized sites assumes a typical density of 15 units/acre (75% of allowable density). While all of the sites listed in Table B-5 are larger than ½ acre and are considered suitable for lower-income housing based on the default density provisions of State law, the City has conservatively assigned sites smaller than one acre to the moderate-income category.

It should be noted that many other non-vacant properties with non-residential zoning allow mixed use but only the sites larger than ½ acre and allowing stand-alone residential use were included in the inventory.

Recent changes to state law require cities to evaluate the extent to which existing uses on non-vacant properties constitute an impediment to residential development during the planning period when a city is relying on non-vacant sites to accommodate 50 percent or more of lower-income housing need. Substantial evidence that the existing uses on lower-income non-vacant sites listed in Table B-5 are likely to be discontinued and do not constitute an impediment to residential development include one or more of the following conditions, which are more specifically described for each site in Figure B-3:

- Existing uses on many sites include older buildings that show signs of deferent maintenance or functional obsolescence, vacant space, or lower-value uses such as self-storage that could be replaced with higher-value residential development
- Existing buildings have a relatively low site coverage that would allow residential development without requiring demolition of existing buildings
- As shown in Table B-2, there is a history of residential and mixed-use development on underutilized sites in Carpinteria
- Property owners have expressed interest in residential development
- The City is unaware of existing leases that would prevent development on underutilized sites during the planning period
- Close proximity to amenities such as services, schools, recreation, employment and public transportation

It must be recognized that private real estate development decisions are based on a variety of financial and personal considerations including general economic and market conditions, expectations for future market conditions, current and projected costs (development cost, loan servicing, property taxes, assessments, insurance, maintenance, utilities, etc.), current and projected income (rent, appreciation), private lending institution policies, alternate investment options, perceived financial risk vs. expected return, and personal objectives, as well as the policies and actions of other governmental agencies over which the City has little or no control (e.g., the California Coastal Commission). The City's evaluation of residential development potential is based on available data, staff observations and reasonable assumptions regarding development trends,

property characteristics, and input from property owners and knowledgeable real estate professionals. Inclusion of any property in this sites inventory should not be interpreted as the City's prediction regarding private development decisions or a City requirement for amortization of any existing uses. Actual development will depend on the individual decisions of private property owners. Actions the City will take to encourage and facilitate development of these and other sites are described in detail in the Housing Plan, especially Program 1 (Adequate Site to Accommodate Regional Housing Needs), Program 5 (Affordable Rental Housing Development Assistance), Program 6 (Inclusionary Housing), Program 7 (Density Bonus), Program 8 (Facilitate Lot Consolidation or Subdivision), Program 9 (Regulatory Concessions and Incentives for Affordable Housing), Program 10 (Fee Mitigation), and Program 18 (Workforce Homebuyer Down Payment Loans).

d. Accessory Dwelling Units

ADUs are included in the sites inventory, without specific parcels identified for future ADU development. Rather, a citywide estimate was used based on expectations for future ADU permits

The City's current ADU Ordinance was reviewed and approved by the California Coastal Commission in December 2022 and became effective in February 2023. As compared to the prior ADU Ordinance, the City's new ADU Ordinance incentivizes construction of ADUs by broadly expanding the number of parcels eligible for an ADU, easing applicable development standards for ADU construction, streamlining the ADU permit review process, and eliminating Development Impact Fees (DIFs) for ADUs smaller than 750 sq. ft. Based on the new standards and strong property owner interest, the City anticipates construction of approximately 20 ADUs per year during the planning period. ADU regulations are discussed in detail in Section III. Constraints and Program 2 in the Housing Plan describes actions the City will take to encourage ADU production. The program includes a commitment to monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. Through the ADU program, the City will also provide two architect-designed ADU building plans specific for Carpinteria: (1) 400 square feet, one-bedroom / one bathroom; and (2) 480 square feet, one bedroom / one bathroom. These plans will be pre-approved by the City's Plans Examiner and available to residents by May 1, 2023 at no cost in order to facilitate additional ADU construction.

To estimate the income levels of future ADUs a December 2020 analysis of ADU affordability prepared by the Southern California Association of Governments² was reviewed. That study concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. For the higher-cost areas of Los Angeles County ("LA County I") which included the coastal subregions, SCAG determined that the following affordability assumptions are appropriate:

Very Low	Low	Moderate	Above Moderate
17%	43%	6%	34%

Source: SCAG 2020

Based on this analysis, future ADU production has been estimated as shown in Table B-1.

² https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

e. Candidate Sites for Rezoning

As noted above, the sites inventory analysis concluded that based on current land use regulations there is insufficient realistic potential capacity to fully accommodate the City's RHNA allocations in all income categories. Therefore, State law requires the City to take proactive steps to create additional opportunities for housing development commensurate with the RHNA. Based on staff analysis and extensive public outreach including a public workshop for property owners, a strategy was developed to revise the existing "R Overlay" zoning designation and apply the updated R Overlay to additional properties that may be suitable for residential-only development during the planning period.

Candidate sites for potential rezoning to add the R Overlay and provide additional opportunities for housing development are identified in Table B-6. Candidate sites were identified based on a preliminary evaluation that included similar factors as described previously for underutilized sites, such as existing underutilization, physical conditions such as vacant buildings, age of structures and environmental constraints, proximity to services and transportation, and development interest. These sites are currently zoned Commercial, Industrial/Research Park, Industrial, and Agriculture and a zoning amendment is proposed to add the Residential Overlay designation to sufficient sites to allow new stand-alone housing development to accommodate the RHNA allocation (Program 1 in the Housing Plan).

Cumulatively, these sites have the potential capacity for over 2,000 new housing units; therefore, not all of the candidate sites are needed to fully accommodate the RHNA shortfall. It is expected that more detailed site analysis and California Environmental Quality Act (CEQA) review during implementation of the rezoning program may identify new opportunity sites while other sites may be deemed unsuitable or densities may be modified based on new information. The City may implement modified zoning strategies provided the total unmet RHNA need by income category is accommodated consistent with State-defined criteria.

As part of the rezoning program, the City will also review residential development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones with appropriate affordability requirements, and ensure that standards do not pose unreasonable constraints on the cost and supply of housing.

Candidate site characteristics are summarized in Table B-6 and site locations are shown in Figure B-2a and Figure B-2b. Details and photos for each candidate site are provided in Figure B-4.

f. Infrastructure Capacity

As discussed previously in Section III.B.**Error! Reference source not found.**, infrastructure capacity, including water, sewer and dry utilities, is expected to be adequate to serve the level of expected housing development during the planning period.

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. The CVWD currently has a contractual supply of 2,813 acre-feet of water per year from the Cachuma Project. The District also operates three wells that draw from the Carpinteria groundwater basin, which has an estimated operational yield of 4,000 acre-feet per year. In addition, 2,200 acre-feet per year have been allocated to the CVWD from the State Water Project. Each of these supplies is subject to reduced deliveries during times of drought and water supply shortages. Each supply serves both City planning area and unincorporated Santa Barbara County areas within the CVWD boundary. According to CVWD, this water supply is expected to

be adequate to serve projected development during the 2023-2031 planning period for both the city and unincorporated areas.³

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. The CSD treatment plant has a current permitted capacity of 2.5 million gallons per day (mgd). The plant currently treats about 1.1 mgd of wastewater; therefore, available treatment plant capacity exists to accommodate the level of development anticipated during the 2023-2031 planning period.

g. Environmental Constraints

As discussed previously in Section III.B.1, there are no known environmental conditions that would preclude the level of housing development anticipated during the planning period. While portions of sites may not accommodate development due to environmental constraints, e.g., required watercourse setbacks, City policy encourages clustering development elsewhere on the site which would allow the estimated densities to be achieved.

³ <https://www.independent.com/2023/03/10/>, "800,000 Building Permits but Not Enough Homes in California"

Table B-3
Approved Projects

Project/Address	APN	Parcel Size (acres)	Zoning	Project Type	Density (units/ac)	Units* (% of max)	Status
4295 Carpinteria Ave	003-212-030	0.31	CPD/R Overlay	Residential only	12.9	4 (67%)	Completed
4819 Carpinteria Ave	003-253-008	0.22	CB/VC	Mixed use	9.1	2 (50%)	Building Permits issued. Revisions anticipated to replace 2 nd floor office with additional residential units
1335 Vallecito Place	003-142-032	1.26	7- R-1	Residential only	4.8	5 (100%)	Completed
1112 Linden Avenue	004-041-001	0.25	PRD-20	Residential only	16	4 (2 net) (80%)	Completed
650 Concha Loma Dr	003-340-008	0.43	6-R-1	Residential only	2.3	1 (100%)	Under construction
5567 Calle Arena	003-382-014	0.17	6-R-1	Residential only	5.9	1 (100%)	Under construction
4716 Seventh Street	003-301-020	0.25	PRD-15	Residential only	12	3 (2 net) (100%)	In Building Permit review
4675 Carpinteria Ave	003-242-007	0.11	CPD	Mixed use	18	2 (100%)	PC Approved
4905 Eighth Street	003-311-001	0.19	PRD-20	Residential only	15	3 (2 net) (100%)	PC Approved
4775 Seventh Street	003-303-018	0.17	PRD-20	Residential only	11.8	3 (2 net) (100%)	Planning review pending
4253 Carpinteria Ave	003-212-029	0.26	CPD/R overlay	Residential only	11.5	5 (3 net) 60%)	Planning review pending
4818 Dorrance Way	003-440-013	0.13	PRD-20	Residential only	8	1 (50%)	Planning review pending
5550 Calle Arena	003-382-012	0.17	6-R-1	Residential only	5.9	1 (100%)	Planning review pending
4610 Fourth Street	003-431-005	0.27	PRD-20	Residential only	7.4	2 (1 net) (40%)	Planning review pending
5464 Carpinteria Ave	001-070-065 & 066	1.81	CPD	Senior assisted living	27.6	50 (138%)	PC Approved
Totals						79	

Source: City of Carpinteria, 2023

*All units assumed to be above-moderate income category

**Table B-4
Vacant Sites**

Address	APN	Site Size (ac)	GP/ Zoning	Max. Density (units/acre)	Realistic Density*	Potential Units*	Constraints?/Notes
Moderate-Income Sites							
Palm Avenue (no address)	004-047-043	0.16	MDR/ PRD-20	20	16	3	No constraints
Plum Street (no address)	003-210-005	0.13	CPD/ R Overlay	20	16	2	No constraints
Olive Avenue (no address)	003-360-017	0.21	MDR/ PRD-10	10	8	1	Possible ESHA onsite
Olive Avenue (no address)	003-360-015	0.41	MDR/ PRD-10	10	8	3	Possible ESHA onsite
190 Holly Avenue	003-481-014	0.23	MDR/ PRD-20	20	16	2	Flood control channel on portion of site
Eighth Street (no address)	003-252-021	0.17	MDR/ PRD-15	15	12	2	Vacant – no constraints
Total – Moderate						13	
Above-Moderate-Income Sites							
745 Oak Avenue	003-332-002	0.20	MDR 6-R-1	7	1	1	No constraints
Sixth Street (no address)	003-325-007	0.49	MDR/ 6-R-1	7	1	1	Possible ESHA onsite
447 Concha Loma Drive	003-370-005	4.89	LDR/ 20-R-1	2	1	1	Possible ESHA onsite Flood Hazard Overlay
Concha Loma Drive (no address)	003-370-010	0.78	LDR/ 20-R-1	2	1	1	Access easement onsite
4634 Ninth Street	003-242-018	0.11	LDR/ 4-R-1	10	1	1	No constraints
Total – Above Moderate						5	

Source: City of Carpinteria, 2022

Per Government Code §65583.2(c)(3)(B), sites allowing multi-family housing at a density of at least 10 units/acre and sites smaller than one-half acre are considered suitable for moderate- or above-moderate-income units. Sites allowing a density of less than 10 units/acre are considered suitable for above-moderate units. Potential capacity is based conservatively on 80% of allowable density for multi-family parcels and 1 unit per lot for single-family parcels.

**Table B-5
Underutilized Sites with R Overlay**

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Realistic Density	Potential Units	Notes
Site 1	004-013-027	1.90	GC/ CPD/R	Self storage Adjacent to MF	20	15	28 (27 net) lower	Lower value use Adjacent to MF Near transit
Site 3	004-013-017	0.80	GC/ CPD/R	Older motel: adjacent to Site 4	20	15	12 moderate	Older budget motel Lot consolidation potential Near transit
Site 4	004-013-015	1.48	VC/ CPD/R	Older multi-tenant commercial; adjacent to Sites 3 & 5	20	15	22 lower	Older buildings Lower-value use Lot consolidation potential Near transit
Site 5	004-013-016	1.98	VC/ CPD/R	Older 124-room motel w/large parking lot; adjacent to Site 4	20	32**	63 lower	Older budget motel Large parking lot Property owner interest in residential conversion and has reached out to an affordable housing provider
Site 6	004-031-018 004-031-019	0.97	GC/ CPD/R	Older tilt-up multi-tenant commercial/light industrial; adjacent to MF	20	15	14 moderate	Lower-value use Older buildings Partially vacant
Site 7	003-210-001 003-210-002 003-210-003 003-210-005 003-210-006	0.91	GC/ CPD/R/	Older SFR units w/deferred maintenance	20	15	13 (5 net) moderate	Older buildings Deferred maintenance 1 parcel Adjacent to MF Near services
Site 8	003-212-025 003-212-026 003-212-028 003-212-029 003-212-CA1 003-212-032 003-212-033 003-212-034 003-212-035 003-212-036	1.27	GC/ CPD/R	Older mixed residential & light industrial w/deferred maintenance	20	15	19 (14 net) lower	Older buildings Deferred maintenance 1 unimproved parcel Adjacent to MF Near services

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Realistic Density	Potential Units	Notes
Site 9	003-212-038 003-212-039 003-212-017 003-212-018 003-212-019	1.13	GC/ CPD/R	Mixed older residential & light industrial	20	15	16 (9 net) lower	Older buildings Deferred maintenance Adjacent to MF Near services
Site 10	003-212-011 003-212-012 003-212-013 003-212-021 003-212-022 003-212-023	0.69	GC/ CPD/R	Older residential	20	15	10 (2 net) moderate	Older buildings Adjacent to MF Near services
Site 11	003-213-005 003-213-006 003-213-007 003-213-008 003-213-009 003-213-010 003-213-011	0.93	GC/ CPD/R	Older mixed commercial & residential w/deferred maintenance	20	15	13 (9 net) moderate	Older buildings Deferred maintenance Adjacent to MF Near services
Site 12	001-170-013 001-170-010	27.53	PUD/ PUD	Driving range / Agriculture	20	1.5***	41 lower	Pending application for resort development. Includes 41-unit lower-income affordable housing development to be leased to, and operated by People's Self Help Housing
Totals		39.59					189 (176 net) lower 62 (42 net) moderate	

**Per Government Code §65583.2(c)(3)(B), sites allowing multi-family housing at a density of at least 20 units/acre and at least one-half acre are considered suitable for lower-income units. However, the City has conservatively assigned sites smaller than one acre to the moderate-income category.

**Based on property owner interest and outreach to affordable housing provider.

*** Based on project description for submitted Development Plan application.

Table B-6
Candidate Opportunity Sites Summary

Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units*	Existing Use	Notes
Site 1											
No Address	001-080-040	4.54	AG, OSR	A-10	AG, OSR	RO	20	25	90	Agriculture	No buildings Lot consolidation potential Near transit & services Property owner interest Previously-approved by City for MFR
	001-080-002	8.24	AG	A-10	AG	RO	20	25	164	Agriculture	
	001-080-030	3.11	AG	A-10	AG	RO	20	25	62	Agriculture	
Subtotal		15.81							316		
Site 2											
5800 Via Real	001-080-041	14.09	AG	A-10	AG	RO	20	25	281	Agriculture	Low value buildings Lot consolidation potential Near transit & services Previously-approved by City for MFR
	001-080-035	2.11	AG	A-10	AG	RO	20	25	42	Agriculture	
Subtotal		16.74							323		
Site 3											
1000 Bega Way	001-180-006	4.46	RDI	M-RP	RDI	RO	20	25	89	Industrial Research	Lot consolidation potential Near transit & MF
1010 Bega Way	001-180-041	4.47	RDI	M-RP	RDI	RO	20	25	89	Industrial Research	
Subtotal		9.68							178 (175 net)		
Site 4											
6250 Via Real	001-180-064	2.05	RDI	M-RP	RDI	RO	20	25	41	Storage	Older, lower-value buildings Lot consolidation potential Near transit & MF
6250 Via Real	001-180-065	2.14	RDI	M-RP	RDI	RO	20	25	42	Storage	
6250 Via Real	001-180-066	2.14	RDI	M-RP	RDI	RO	20	25	42	Storage	
6250 Via Real	001-180-067	2.14	RDI	M-RP	RDI	RO	20	25	42	Storage	
Subtotal		8.47							167 (166 net)		
Site 5											
6380 Via Real	001-190-097	8.46	RDI	M-RP	RDI	RO	20	25	169	Vacant land	Near transit & MF Property owner interest Pending Mixed-Use Project Application
Subtotal		8.46							169		
Site 6											
6385 Cindy Lane	001-190-025	4	RDI	M-RP	RDI	RO	20	25	80	Industrial Research	Vacant buildings Older, lower-value buildings Near transit Lot consolidation potential
1005 Mark Avenue	001-190-068	1.69	RDI	M-RP	RDI	RO	20	25	33	Industrial Research	
6388 Rose Lane	001-190-073	1.01	RDI	M-RP	RDI	RO	20	25	20	Industrial Research	
1013 Mark Avenue	001-190-084	1.24	RDI	M-RP	RDI	RO	20	25	24	Industrial Research	

Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units*	Existing Use	Notes
6382 Rose Lane	001-190-086	2.67	RDI	M-RP	RDI	RO	20	25	53	Industrial Research	
Subtotal		10.58							210		
Site 7											
6390 Cindy Lane	001-190-023	2.25	RDI	M-RP	RDI	RO	20	25	45	Industrial Research	Vacant buildings Older, lower-value buildings Near transit Lot consolidation potential
6392 Via Real	001-190-091	1.25	RDI	M-RP	RDI	RO	20	25	25	Industrial Research	
	001-190-092	1	RDI	M-RP	RDI	RO	20	25	20	Industrial Research	
	001-190-093	1	RDI	M-RP	RDI	RO	20	25	20	Industrial Research	
Subtotal		5.51							110		
Site 8											
1000 Mark Ave	001-190-099	1.28	RDI	M-RP	RDI	RO	20	25	25	Industrial Research	Older buildings Near transit Under-utilized parking lot Lot consolidation potential
	001-190-100	1	RDI	M-RP	RDI	RO	20	25	20	Industrial Research	
6402 Cindy Lane	001-190-101	1.23	RDI	M-RP	RDI	RO	20	25	24	Industrial Research	
	001-430-011	6.51	RDI	M-RP	RDI	RO	20	25	130	Industrial Research	
Subtotal		10.02							199		
Site 9											
	001-430-008	4.49	RDI	M-RP	RDI	RO	20	25	89	Vacant	No buildings Near transit
Subtotal		4.49							89		
Site 10											
5320 Carpinteria Ave	001-070-058	1.08	GC	CPD	GC	RO	20	25	21	Commercial	Older buildings Vacant space Near transit & services Adjacent to MF
Subtotal		1.08							21		
Site 11											
	003-280-005	0.03	GC	CPD	GC	RO	20	25	0	Vacant	Older buildings Vacant parcel Lot consolidation potential Near transit & services Adjacent to MF Development interest
5437 Carpinteria Ave	003-280-017	1.95	GC	CPD	GC	RO	20	25	39	Residential-Apartments	
Subtotal		1.98							39 (25 net)		
Site 12											
1160 Eugenia Pl	003-162-009	1.93	GC	CPD	GC	RO	20	25	38	Commercial	Older buildings Vacant buildings Lot consolidation potential Near transit & services Adjacent to residential Development interest
1145 Eugenia Pl	003-162-011	1.59	GC	CPD	GC	RO	20	25	31	Commercial	
1155 Eugenia Pl	003-162-012	1.15	GC	CPD	GC	RO	20	25	23	Commercial	
Subtotal		4.66							92		
Site 13											

Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units*	Existing Use	Notes
	003-870-CA1	0.80	GC	CPD	GC	RO	20	25	16	Commercial condos	Older buildings
Subtotal		0.80							16		Near transit & services Interest in residential use
Site 14											
	003-860-CA1	1	GC	CPD	GC	RO	20	25	20	Commercial condos	Older buildings with vacancies
1065 Eugenia Pl	004-041-011	0.16	GC	CPD	GC	RO	20	25	3	Commercial	Near transit & services
1056 Eugenia Pl	004-041-012	0.25	GC	CPD	GC	RO	20	25	5	Commercial	
1090 Eugenia Pl	004-041-015	0.47	GC	CPD	GC	RO	20	25	9	Commercial	
Subtotal		1.88							37 (35 net)		
Site 15											
4602 Carpinteria Ave	004-039-002	0.40	GC	CPD	GC	RO	20	25	8	Commercial	Lower-value buildings
4610 Carpinteria Ave	004-039-009	1.14	GC	CPD	GC	RO	20	25	22	Commercial	Parcels for sale
4620 Carpinteria Ave	004-039-010	0.91	GC	CPD	GC	RO	20	25	18	Commercial	Lot consolidation potential
Subtotal		2.45							48		Development interest Near transit & services
Site 16											
4621 Carpinteria Ave	003-242-002	0.22	GC	CPD	GC	RO	20	25	4	Commercial & Manufacturing	Older low-value buildings
4631 Carpinteria Ave	003-242-003	0.33	GC	CPD	GC	RO	20	25	6	Commercial & Residential	Near transit & services
4643 Carpinteria Ave	003-242-026	0.11	GC	CPD	GC	RO	20	25	2	Residential-SFD	Parcel for sale
Subtotal		0.67							12 (9 net)		
Site 17											
4745 Carpinteria Ave	003-251-021	0.93	VC/GC	CPD/PRD -13	VC/GC	RO	20	25	18	Commercial	Older low-value buildings
Subtotal		0.93							18		Near transit & services Development interest
Site 18											
	003-151-017	0.16	GC	CPD	GC	RO	20	25	3	Vacant & Residential	Lot consolidation potential
1095 Holly Avenue	003-151-018	0.20	GC	CPD	GC	RO	20	25	4	Residential-SFD	Older low-value buildings
4760 Carpinteria Ave	004-039-007	1.10	GC	CPD	GC	RO	20	25	22	Commercial	Near transit & services
Subtotal		1.47							29 (28 net)		Development interest
Site 19											
5201 Sixth Street	004-105-010	2.35	GI	M	GI	RO	20	25	47	Industrial building	Lot consolidation potential
546 Walnut Street	004-105-006	0.94	GC	CPD	GC	RO	20	25	18	Commercial buildings	Older low-value buildings

Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units*	Existing Use	Notes
Subtotal		3.29							65		Pending vacancy Near transit & services
Site 20											
592 Palm Avenue	003-360-012	0.19	GC	CPD	GC	RO	20	25	3	Commercial	Lot consolidation potential
586 Palm Avenue	003-360-013	0.23	GC	CPD	GC	RO	20	25	4	Commercial	Older low-value buildings
510 Palm Avenue	003-360-016	0.35	GC	CPD	GC	RO	20	25	7	Commercial	Near transit & services Adjacent to MF
Subtotal		0.77							14 (11 net)		
Site 21											
6155 Carpinteria Ave	001-180-040	2.94	RDI	M-RP	RDI	RO	20	25	59	6155 Carpinteria Ave	Older low value building
6175 Carpinteria Ave	001-180-032	3.37	RDI	M-RP	RDI	RO	20	25	67	6175 Carpinteria Ave	Vacant parcel Pending vacant building Near transit Development interest
Subtotal		6.31							126		
TOTALS		116.04							2,278 (2,251 net)		

Notes:

*All sites are suitable for lower-income housing based on default density provisions of State law.

See additional site details in [Figure B-4](#)

Figure B-1 Underutilized Sites Map



Figure B-2a
Candidate Opportunity Sites Map



Figure B-2b
Candidate Opportunity Sites Map



Figure B-3
Underutilized Sites Details

Site 1 – 1222 Cravens Lane



Source: Google Earth

Site Suitability

Site Details:

- 1.90 acre parcel
- Direct access to Via Real (major arterial) and Cravens Lane (secondary arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Multi-family Residential
 - East: Multi-family Residential
 - South: Via Real / U.S. Highway 101
 - West: Cravens Lane
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	1.90 ac
Potential Units:	28
Income Target:	Lower Income
Existing Use:	Self-storage
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Personal self-storage business. Operates under CUP.
- Comprised of six 2-story buildings & metal-framed warehouses (with mezzanines) totaling approx. 68,500 sq. ft. Includes 1 caretaker unit / manager's office.
- Built in 1980s with multiple additions built in 1990s
- Received approval in 2022 for 13,000 sq. ft. of mezzanine to be added within warehouse buildings. Not yet constructed.
- Improvement to Land Value (I/L) Ratio: 4.24

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 28 units @ 75% of max density (27 net)

Site Constraints:

- Adjacency to U.S. Highway 101⁴

Owner Interest:

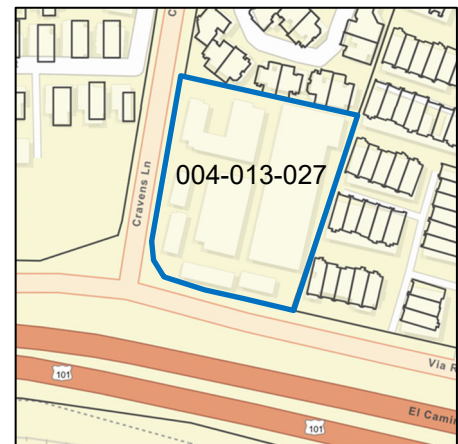
- Unknown at this time

⁴ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	1222 Cravens Lane
APN	004-013-027
Site Size (ac)	1.90
Existing Use	Self-storage
Current General Plan	GC
Current Zoning	CPD/RO
Allowed Density	20 du/ac
Potential Units	28



Looking northeast from Via Real & Cravens Lane Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Vial Real Source: Google Earth

Underutilized Site 2 – Intentionally omitted

Site 3 – 4160 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 0.80 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Single Family Residential
 - East: Commercial Office (see Underutilized Site 4)
 - South: Via Real / U.S. Highway 101
 - West: Single- and Multi-family Residential
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

Existing Use:

- Motel
- 2-story 52-room building built in 1960s
- Improvement to Land Value (I/L) Ratio: 2.7

Site Overview	
Size:	0.80 ac
Potential Units:	12
Income Target:	Moderate Income
Existing Use:	Motel
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 12 units @ 75% of max density

Site Constraints:

- Adjacency to U.S. Highway 101⁵

Owner Interest:

- Unknown at this time

⁵ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4160 Via Real
APN	004-013-017
Site Size (ac)	0.80
Existing Use	Motel
Current General Plan	GC
Current Zoning	CPD/RO
Allowed Density	20 du/ac
Potential Units	12



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Site 4 – 4180 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 1.48 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Single Family Residential
 - East: Motel (See Underutilized Site 5)
 - South: Via Real / U.S. Highway 101
 - West: Motel (See Underutilized Site 3)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

Existing Use:

- Multi-tenant office building
- 1-story, approx. 22,000 sq. ft. built in 1989
- Current vacancies; listed for lease
- Improvement to Land Value (I/L) Ratio: 1.29

Site Overview

Size:	1.48 ac
Potential Units:	22
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 22 units @ 75% of max density

Site Constraints:

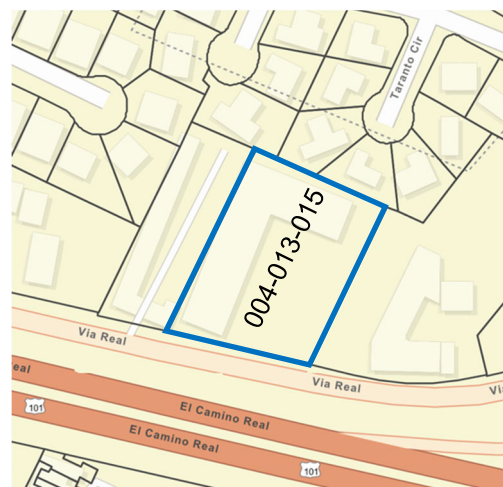
- Adjacency to U.S. Highway 101⁶

Owner Interest:

- Unknown at this time
- Partially vacant / listed for lease

⁶ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4180 Via Real
APN	004-013-015
Site Size (ac)	1.48
Existing Use	Multi-tenant commercial
Current General Plan	VC
Current Zoning	CPD/RO
Allowed Density	20 du/ac
Potential Units	22



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Site 5 – 4200 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 1.98 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Single Family Residential
 - East: Service Station
 - South: Via Real / U.S. Highway 101
 - West: Multi-tenant Office (See Underutilized Site 4)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

Existing Use:

- 124-room motel
- 3-story, approx. 33,000 sq. ft. built in 1981
- Approx. ½ of site is devoted to parking lot
- Improvement to Land Value (I/L) Ratio: 1.23

Site Overview

Size:	1.98 ac
Potential Units:	64
Income Target:	Lower Income
Existing Use:	Motel
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 64 units

Site Constraints:

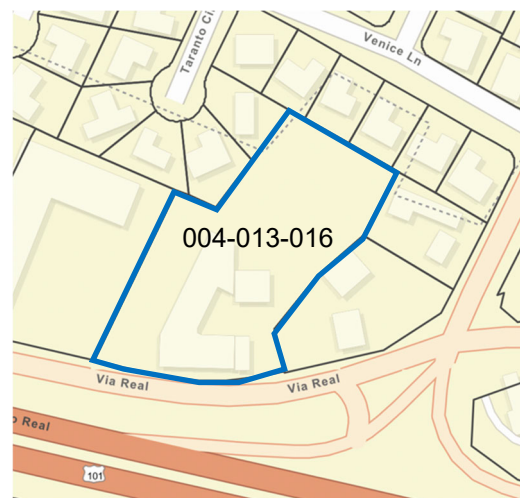
- Adjacency to U.S. Highway 101⁷

Owner Interest:

- Owner has expressed interest in redevelopment or conversion for affordable housing
- Owner has contacted affordable housing provider

⁷ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4200 Via Real
APN	004-013-016
Site Size (ac)	1.98
Existing Use	124-room motel
Current General Plan	VC
Current Zoning	CPD/RO
Allowed Density	20 du/ac
Potential Units	64



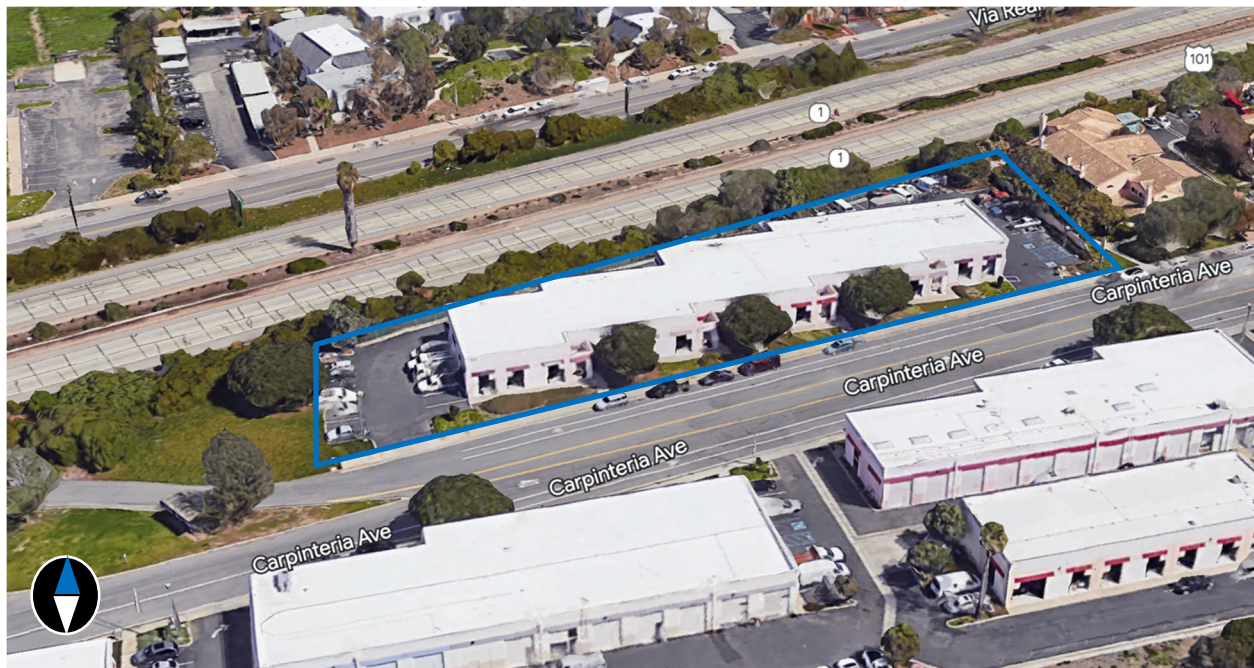
Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Site 6 – 4188 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.97 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: U.S. Highway 101
 - East: Multi-family Residential
 - South: Carpinteria Avenue
 - West: U.S. Highway 101
- Approx. 0.5 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 1 mile to public park facility

Existing Use:

- Multi-tenant commercial building
- 1-story, approx. 14,000 sq. ft., concrete tilt-up warehouse built in 1986
- Regular vacancies; listed for lease
- Improvement to Land Value (I/L) Ratio:
 - 004-031-018: 1.28
 - 004-031-019: 0.24

Site Overview

Size:	0.97 ac
Potential Units:	14
Income Target:	Moderate Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 14 units @ 75% of max density

Site Constraints:

- Adjacency to U.S. Highway 101⁸

Owner Interest:

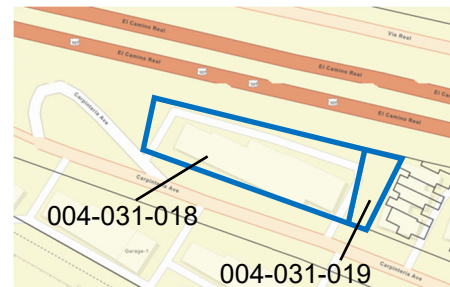
- Unknown at this time
- Partially vacant / listed for lease

⁸ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details		
Address	4188 Carpinteria Avenue	No address
APN	004-031-018	004-031-019
Site Size (ac)	0.84	0.13
Existing Use	Multi-tenant commercial	Parking lot
Current General Plan	GC	GC
Current Zoning	CPD/RO	CPD/RO
Allowed Density	20 du/ac	20 du/ac
Potential Units	12	2



Looking west from Carpinteria Avenue from east side of site Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking east from Carpinteria Avenue from west side of site Source: Google Earth

Site 7 – 1023, 1035, 1041 & 1043 Plum Street



Source: Google Earth

Site Suitability

Site Details:

- 0.91 acres
- 5 parcels under separate ownership
 - Parcels 003-210-003 & -005 are under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Plum Street
- Served by all public utilities
- Adjacent land uses:
 - North: U.S. Highway 101
 - East: Plum Street
 - South: Carpinteria Avenue
 - West: Multi-family Residential
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	0.91 ac
Potential Units:	13
Income Target:	Moderate Income
Existing Use:	Single-family residential & vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Single & Multi-family Residential
 - 003-210-001: 1-story SFD approx. 1,300 sq. ft. built in 1950s
 - 003-210-002:
 - Partial 2-story SFD approx. 1,800 sq. ft. built pre-1960
 - 1-story SFD approx. 800 sq. ft. built pre-1960
 - 003-210-003:
 - 1-story SFD approx. 1,200 sq. ft. built pre-1960
 - 1-story SFD approx. 1,100 sq. ft. built pre-1960
 - 003-210-005: Vacant / undeveloped
 - 003-210-006: Three detached 1-story SFDs approx. 750 sq. ft. ea. built pre-1950 & 1965
- Improvement to Land Value (I/L) Ratio:
 - 003-210-001: 0.26
 - 003-210-002: 5.37
 - 003-210-003: 3.00
 - 003-210-005: 0
 - 003-210-006: 0.42

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 13 units (5 net) @ 75% of max density

Site Constraints:

- Adjacency to U.S. Highway 101⁹

Owner Interest:

- Unknown at this time

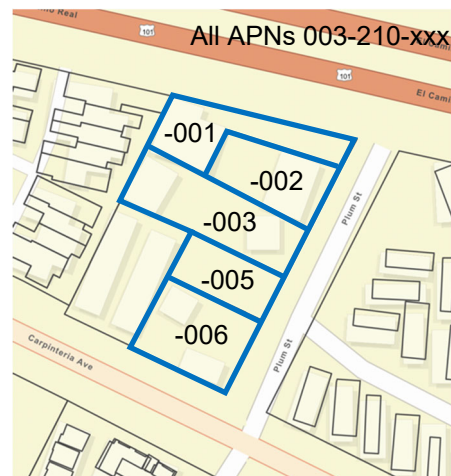
⁹ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details					
Address	1043 Plum Street	1041 Plum Street	1035 Plum Street	No address	1023 Plum Street
APN	003-210-001	003-210-002	003-210-003	003-210-005	003-210-006
Site Size (ac)	0.17	0.17	0.24	0.13	0.20
Existing Use	SFD	2 SFDs	2 SFDs	Vacant	3 SFDs
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (1 net)	2 (0 net)	4 (2 net)	2	3 (0 net)



Looking southwest from north end of Plum Street

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Carpinteria Avenue & Plum Street

Source: Google Earth

Site 8 – 4209, 4213, 4237, 4241 & 4253 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.27 acres
- 5 parcels under separate ownership
 - Parcels 003-212-025, -026, -029 & CA1 are under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Estero Way
- Served by all public utilities
- Adjacent land uses:
 - North: Carpinteria Avenue
 - East: Multi-family Residential
 - South: UPRR Railroad / Carpinteria Salt Marsh
 - West: Estero Way
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

Site Overview

Size:	1.27 ac
Potential Units:	19
Income Target:	Lower Income
Existing Use:	Residential & Light industrial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

-
- Single & Multi-family Residential, & Industrial / Commercial
 - 003-212-025: Industrial / Outdoor storage; no permanent structures
 - 003-212-026: Single Family Residence, 1-story, approx. 800 sq. ft. built in 1920
 - 003-212-028: 1-story 2-unit apartment built in 1964
 - 003-212-029:
 - 1-story SFD approx. 1,100 sq. ft. built early 1900s
 - 1-story SFD approx. 800 sq. ft. built pre-1960
 - 003-212-CA1: 5 commercial / industrial condominium units; 1-story concrete tilt-up warehouses, 720 sq. ft. ea. built in 1988.
 - Improvement to Land Value (I/L) Ratio:
 - 003-212-025: 0
 - 003-212-026: 0.28
 - 003-212-028: 0.11
 - 003-212-029: 0.33
 - 003-212-CA1: 0.83

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 19 units (14 net) @ 75% of max density

Site Constraints:

- 20' sewer easement along rear of property

Owner Interest:

- Owner support for residential infill
- Pending multi-family residential and mixed-use commercial / residential applications on multiple lots

Site Details					
Address	4209 Carpinteria Ave	4213 Carpinteria Ave	4241 Carpinteria Ave	4253 Carpinteria Ave	4237 Carpinteria Ave
APN	003-212-025	003-212-026	003-212-028	003-212-029	003-212-CA1
Site Size (ac)	0.26	0.24	0.26	0.26	0.25
Existing Use	Industrial/Outdoor storage	SFD	Residential apartment (2 units)	2 SFDs	Commercial condos & warehouse
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	4	3 (2 net)	4 (2 net)	4 (2 net)	4



Looking northeast from Estero Way

Source: Google Earth



All APNs 003-212-xxx

Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue

Source: Google Earth

Site 9 – 4311, 4315, 4327, 4337 & 4351 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.13 acres
- 5 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Carpinteria Avenue
 - East: Multi-family Residential
 - South: UPRR Railroad / Carpinteria Salt Marsh
 - West: Multi-family Residential
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	1.13 ac
Potential Units:	16
Income Target:	Lower Income
Existing Use:	Residential & Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Single & Multi-family Residential, & Industrial / Commercial
 - 003-212-017: 2 detached 1-story SFDs built pre-1950s
 - 003-212-018: Mixed-Use Commercial / Residential; partial 2-story w/ approx. 1,050 sq. ft. apartment & 3,800 sq. ft. commercial, built in 1981
 - 003-212-019: 1-story SFD approx. 1,100 sq. ft. built in 1964
 - 003-212-038: 1-story SFD approx. 1,200 sq. ft. built in 1920
 - 003-212-039: 2-story 2-unit apartment, approx. 1,800 sq. ft. built in 1998
- Improvement to Land Value (I/L) Ratio:
 - 003-212-017: 3.05
 - 003-212-018: 2.79
 - 003-212-019: 2.50
 - 003-212-038: 0.22
 - 003-212-039: 23.17

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 16 units (9 net) @ 75% of max density

Site Constraints:

- 20' sewer easement along rear of property

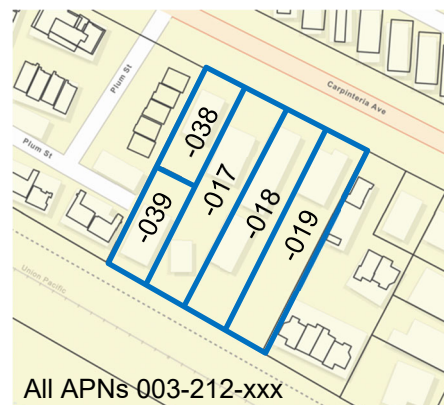
Owner Interest: Unknown at this time

Site Details					
Address	4311 Carpinteria Ave	4315 Carpinteria Ave	4327 Carpinteria Ave	4337 Carpinteria Ave	4351 Carpinteria Ave
APN	003-212-038	003-212-039	003-212-017	003-212-018	003-212-019
Site Size (ac)	0.14	0.14	0.29	0.29	0.29
Existing Use	SFD	2 unit Residen tial Apartm ent	2 SFDs	Commercial, 1 Residen tial Apartm ent	SFD
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (1 net)	2 (0 net)	4 (2 net)	4 (3 net)	4 (3 net)



Looking southwest from Carpinteria Avenue

Source: Google Earth



All APNs 003-212-xxx

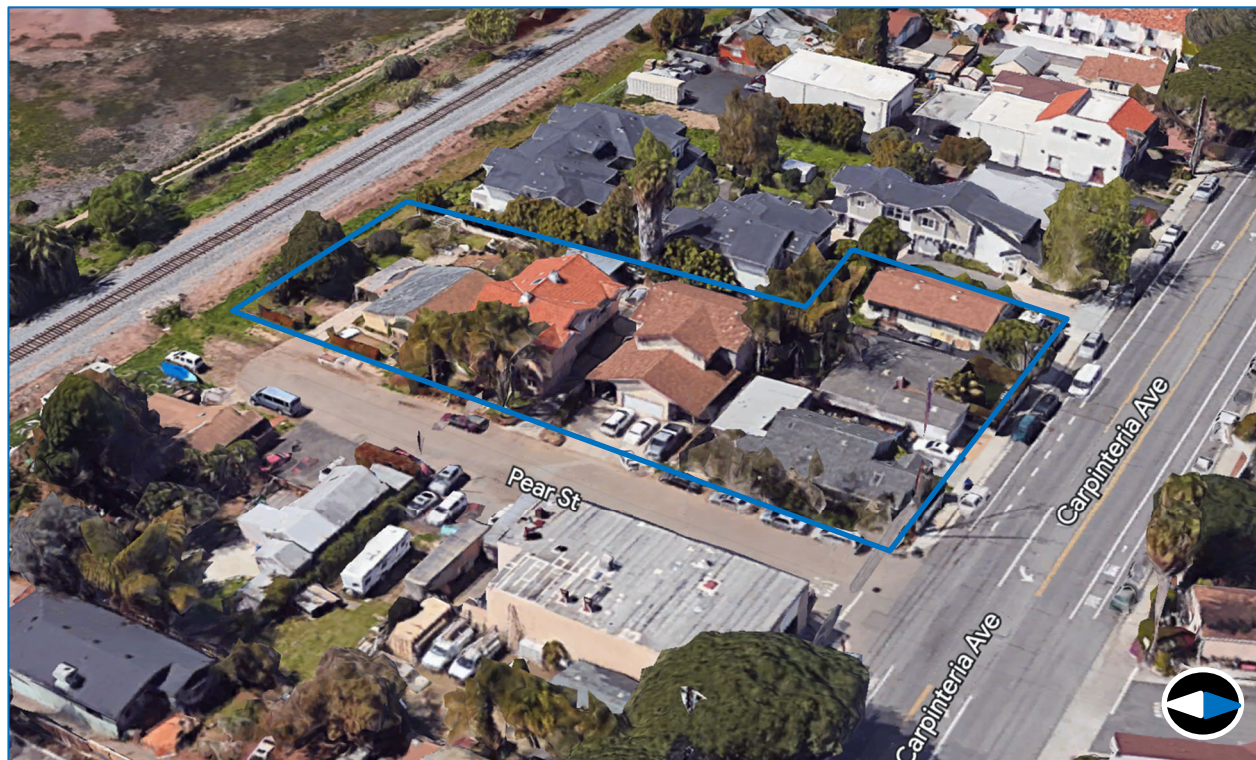
Source: Santa Barbara County ArcGIS



Looking southeast from Carpinteria Avenue

Source: Google Earth

Site 10 – 4371, 4383 & 4399 Carpinteria Avenue & 917, 935 & 945 Pear Street



Source: Google Earth

Site Suitability

Site Details:

- 0.69 acres
- 6 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial) & Pear Street
- Served by all public utilities
- Adjacent land uses:
 - North: Carpinteria Avenue
 - East: Pear Street
 - South: UPRR Railroad / Carpinteria Salt Marsh
 - West: Multi-family Residential
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

Site Overview

Size:	0.69 ac
Potential Units:	10
Income Target:	Moderate Income
Existing Use:	Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Single & Multi-family Residential
 - 003-212-011: 2-story 2-unit apartment approx. 3,180 sq. ft. built in 1993
 - 003-212-012: 2-story 2-unit apartment approx. 3,000 sq. ft. built in 1994
 - 003-212-013: 1-story SFD approx. 1,300 sq. ft. built in 1935
 - 003-212-021: 1-story SFD approx. 1,100 sq. ft. built in 1984
 - 003-212-022: 1-story SFD, approx. 1,200 sq. ft. built in 1967
 - 003-212-023: 1-story SFD, approx. 1,500 sq. ft. built in 1930
- Improvement to Land Value (I/L) Ratio:
 - 003-212-011: 18.13
 - 003-212-012: 1.43
 - 003-212-013: 2.20
 - 003-212-021: 0.48
 - 003-212-022: 0.55
 - 003-212-023: 2.02

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 10 units (2 net) @ 75% of max density

Site Constraints:

- 20' sewer easement along rear of property

Owner Interest: Unknown at this time

Site Details						
Address	945 Pear St	935 Pear St	917 Pear St	4371 Carpinteria Ave	4383 Carpinteria Ave	4399 Carpinteria Ave
APN	003-212-011	003-212-012	003-212-013	003-212-021	003-212-022	003-212-023
Site Size (ac)	0.11	0.12	0.19	0.09	0.09	0.09
Existing Use	2-Unit Apartments	2-Units Apartment	SFD	SFD	SFD	SFD
Current General Plan	GC	GC	GC	GC	GC	GC
Current Zoning	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (0 net)	2 (0 net)	3 (2 net)	1 (0 net)	1 (0 net)	1 (0 net)



Looking northwest from south end of Pear Street

Source: Google Earth



All APNs 003-212-xxx

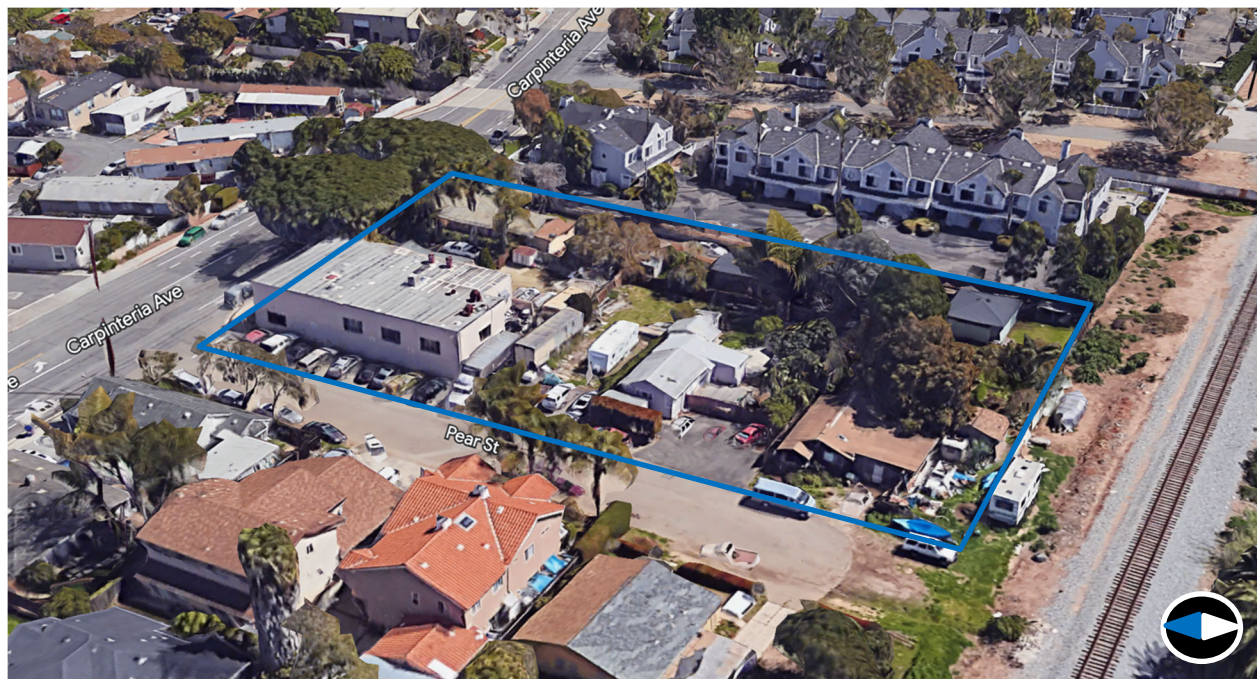
Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue &
Pear Street

Source: Google Earth

Site 11 – 4401, 4415, 4425 & 4427 Carpinteria Avenue & 910, 934 & 948 Pear Street



Source: Google Earth

Site Suitability

Site Details:

- 0.93 acres
- 7 parcels under separate ownership
 - Parcels 003-213-008 & -009 under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Pear Street
- Served by all public utilities
- Adjacent land uses:
 - North: Carpinteria Avenue
 - East: Multi-family Residential
 - South: UPRR Railroad / Carpinteria Salt Marsh
 - West: Pear Street
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

Site Overview

Size:	0.93 ac
Potential Units:	13
Income Target:	Moderate Income
Existing Use:	Residential & commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

-
- Single Family Residential & Commercial
 - 003-213-005: 1-story SFD approx. 1,800 sq. ft. built in 1965
 - 003-213-006: 1-story SFD approx. 640 sq. ft. built in 1935
 - 003-213-007: 1-story SFD approx. 800 sq. ft. built in 1940
 - 003-213-008: no permanent structures
 - 003-213-009: 1-story commercial building approx. 5,000 sq. ft. built in 1965
 - 003-213-010: 1-story commercial office, approx. 1,000 sq. ft. built in 1941
 - 003-213-011: 1-story SFD approx. 1,000 sq. ft. built in 1930
 - Improvement to Land Value (I/L) Ratio:
 - 003-213-005: 5.25
 - 003-213-006: 0.14
 - 003-213-007: 0.23
 - 003-213-008: 1.33
 - 003-213-009: 8.01
 - 003-213-010: 0.09
 - 003-213-011: 0.60

Existing Zoning & Potential Buildout:

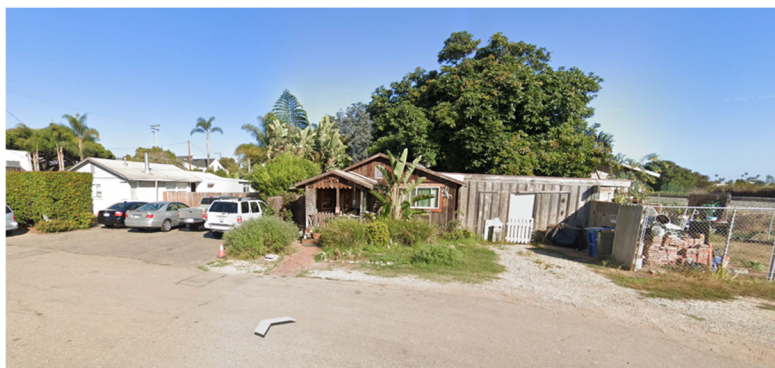
- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 13 units (9 net) @ 75% of max density

Site Constraints:

- 20' sewer easement along rear of property

Owner Interest: Unknown at this time

Site Details							
Address	4427 Carpinteria Ave	910 Pear St	934 Pear St	948 Pear St	4401 Carpinteria Ave	4415 Carpinteria Ave	4425 Carpinteria Ave
APN	003-213-005	003-213-006	003-213-007	003-213-008	003-213-009	003-213-010	003-213-011
Site Size (ac)	0.17	0.14	0.11	0.12	0.12	0.12	0.14
Existing Use	SFD	SFD	SFD	Vacant	Restaurant	Commercial office	SFD
Current General Plan	GC	GC	GC	GC	GC	GC	GC
Current Zoning	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO	CPD/RO
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	3 (2 net)	2 (1 net)	1 (0 net)	2	2	1	2 (1 net)



Looking southwest from Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Carpinteria Avenue & Pear Street

Source: Google Earth

Site 12 – 5885 & 5669 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 27.53 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
 - Parcel 001-170-013 requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
 - North: Carpinteria Avenue / U.S. Highway 101
 - East: Public Park / Open Space Preserve
 - South: UPRR Railroad / Pacific Ocean
 - West: Public Facility (City Hall) & (former) Oil & Gas Onshore Processing Facility
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 0.5 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	27.53 ac
Potential Units:	41
Income Target:	Lower Income
Existing Use:	Golf range, agricultural fields
Owner Interest:	Yes, application filed
Included in Prior Housing Element Cycle:	No

Existing Use:

- Parcel 001-170-013: Golf Driving Range (operates under CUP) & Agriculture
- Parcel 001-170-010: vacant / undeveloped
- No permanent improvements / buildings onsite
- Improvement to Land Value (I/L) Ratio:
 - 001-170-013: 0
 - 001-170-010: 0

Existing Zoning & Potential Buildout:

- Planned Unit Development (PUD)
 - Allows for Residential, Recreation, Commercial & Open Space
- Mixed-use permissible (up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Maintain PUD zoning designation
- Proposed Project: 41 units

Site Constraints:

- Adjacency to U.S. Highway 101 & UPRR Railroad
- ESHA onsite (primarily Parcel 001-170-010)

Owner Interest:

- Owner written support for hospitality / residential mixed-use project
- Project application submitted (02/03/23) for hospitality / residential mixed-use project
 - Residential portion to be leased to and operated by People's Self Help Housing
 - 40 units (+1 manager's unit); mix of 1, 2, & 3-bedroom units
 - Rentals restricted to households making 30% to 60% of AMI

Site Details		
Address	5885 Carpinteria Avenue	5669 Carpinteria Avenue
APN	001-170-013	001-170-010
Site Size (ac)	23.40 ac	4.13 ac
Existing Use	Golf range, Agricultural fields	Coastal bluff, public trail
Current General Plan	PUD	PUD
Current Zoning	PUD	PUD
Allowed Density	None specified	None specified
Potential Units	41	0



Looking southeast from Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue

Source: Google Earth

Figure B-4
Candidate Sites Details

Site 1 – Via Real



Source: Google Earth

Site Suitability

Site Details:

- 15.81 acres
- 3 parcels under common ownership
- Direct access to Via Real (major arterial)
- Access to all public utilities
 - Requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
 - North: Carpinteria Creek (ESHA)
 - East: Agriculture (See Candidate Site No. 2)
 - South: Via Real / U.S. Highway 101
 - West: Mobile Home Park
- Approx. 0.5 miles to transit (MTD Line 20)
- Approx. 0.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

Existing Use:

- Avocado farm
- No structures on site

Site Overview

Size:	15.81 ac
Potential Units:	316
Income Target:	Lower Income
Existing Use:	Agriculture
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

-
- Improvement to Land Value (I/L) Ratio:
 - 001-080-040: 0.08
 - 001-080-002: 0.11
 - 001-080-030: 0.11

Existing Zoning & Potential Buildout:

- Agriculture (AG-10)
- 1 residence per legal lot + limited employee (farmworker) housing

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 316 units

Site Constraints:

- Carpinteria Creek ESHA
 - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
 - Limited to northern edge of site, within creek corridor and protected buffer
- Coastal Act & LCP resource protection policies (agriculture / prime soils)
- Adjacent to U.S. Highway 101¹⁰
- Parcels combined are greater than 10 acres.
 - Housing Plan Program 8 is implemented which facilitates lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres are suitable for lower income housing development

Owner Interest:

- Letter of support from current owner for residential development
- Previously approved by City on 2 occasions for medium density multi-family residential development (with Candidate Site No. 2), but not certified by the California Coastal Commission

¹⁰ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	No address	No address	No address
APN	001-080-040	001-080-002	001-080-030
Site Size (ac)	4.54	8.24	3.11
Existing Use	Agriculture	Agriculture	Agriculture
Current General Plan	AG, OSR	AG	AG
Current Zoning	A-10	A-10	A-10
Proposed Zoning	AG-10/RO	AG-10/RO	AG-10/RO
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	90	164	62



Site 1 looking west from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS

Site 2 – 5800 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 16.74 acres
- 2 parcels under common ownership
- Direct access to Via Real (major arterial)
- Access to all public utilities
 - Requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
 - North: Carpinteria Creek (ESHA)
 - East: Agriculture (Unincorporated)
 - South: Via Real / U.S. Highway 101
 - West: Agriculture (see Candidate Site No. 1)
- Approx. 0.5 miles to transit (MTD Line 20)
- Approx. 0.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

Existing Use:

- Container plant nursery
- 4,000 square foot packing house (age unknown) & misc. temporary hoop houses
- Improvement to Land Value (I/L) Ratio:
 - 001-080-041: 0.18
 - 001-080-035: 0

Site Overview

Size:	16.74 ac
Potential Units:	323
Income Target:	Lower Income
Existing Use:	Agriculture
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Agriculture (AG-10)
- 1 residence per legal lot + limited employee (farmworker) housing

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 323 units

Site Constraints:

- Carpinteria Creek ESHA
 - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
 - Limited to northern edge of site, within creek corridor and protected buffer
- Coastal Act & LCP resource protection policies (agriculture / prime soils)
- Adjacency to U.S. Highway 101¹¹
- Site is larger than 10 acres
 - Housing Plan Program 8 is implemented which facilitates lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres are suitable for lower income housing development

Owner Interest:

- Unknown at this time
- Previously approved by City on 2 occasions for medium density multi-family residential development (with Candidate Site No. 1), but not certified by the California Coastal Commission

¹¹ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details		
Address	5800 Via Real	No address
APN	001-080-041	001-080-035
Site Size (ac)	14.09	2.11
Existing Use	Agriculture	Agriculture
Current General Plan	AG	AG
Current Zoning	A-10	A-10
Proposed Zoning	AG-10/RO	AG-10/RO
Minimum Density	20	20
Maximum Density	25	25
Potential Units	281	42



Site 2 looking east from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS

Site 3 – 1000 & 1010 Bega Way



Source: Google Earth

Site Suitability

Site Details:

- 9.68 acres
- 2 parcels under common ownership
- Access to Via Real (major arterial) via easement (~600 ft.)
- Served by all public utilities
- Adjacent land uses:
 - North: Rural Residential (Unincorporated)
 - East: Multi-family Residential
 - South: Self-Storage (Candidate Site No. 4)
 - West: Mobile Home Park
- < 0.25 miles to transit (~600 ft to MTD Line 20 route)
- Approx. 1.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

Existing Use:

- Office, warehousing & assembly facilities
- 2 buildings totaling 117,000 square feet, constructed over two phases in 1998 & 2009
- 2-story / mezzanine
- 3 employee apartment units (to provide temporary housing to visiting employees)
- Improvement to Land Value (I/L) Ratio:

Site Overview

Size:	9.68 ac
Potential Units:	178 (175 net)
Income Target:	Lower Income
Existing Use:	Industrial Research; Temporary Employee Housing
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- 001-180-006: 5.62
- 001-180-041: 3.61

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 178 units (175 net)

Site Constraints:

- Includes temporary housing units
 - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).

Owner Interest:

- Unknown at this time

Site Details		
Address	1000 Bega Way	1010 Bega Way
APN	001-180-006	001-180-041
Site Size (ac)	4.46	4.47
Existing Use	Industrial Research	Industrial Research
Current General Plan	RDI	RDI
Current Zoning	M-RP	M-RP
Proposed Zoning	M-RP/RO	M-RP/RO
Minimum Density	20	20
Maximum Density	25	25
Potential Units	89	89



Looking southeast at 1000 Bega Way

Source: Bing Maps



Looking north at 1010 Bega Way

Source: Bing Maps



Source: Santa Barbara County ArcGIS

Site 4 – 6250 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 8.47 acres
- 4 parcels under common ownership
- Direct access to Via Real (major arterial)
- Served by all public utilities
 - Parcels 001-180-064, -065 & -066 require annexation into Carpinteria Sanitary District
- Adjacent land uses:
 - North: Industrial / Research Park Facility (see Candidate Site No. 3)
 - East: Multi-family Residential
 - South: Via Real / U.S. Highway 101
 - West: Mobile Home Park
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.4 miles to shopping, dining & services
- < 0.25 miles to public park facility

Existing Use:

- Personal self-storage business (operates under CUP)
- 16 buildings totaling 118,000 square feet, constructed over multiple phases from 1970s to 1990s
- 1- & 2-story construction
- 1 caretaker unit / manager’s office onsite
- Approved for 3,000 square feet of temporary modular storage in 2022. Applicant has indicated project may

Site Overview	
Size:	8.47 ac
Potential Units:	167 (166 net)
Income Target:	Lower Income
Existing Use:	Storage
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

not proceed due to improvement costs associated with project.

- No building permits issued at this time
- Improvement to Land Value (I/L) Ratio:
 - 001-180-064: 8.42
 - 001-180-065: 19.80
 - 001-180-066: 6.79
 - 001-180-067: 5.69

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 167 units (166 net)

Site Constraints:

- Adjacent to U.S. Highway 101¹²
- Access easement along western boundary (for Candidate Site No. 3)

Owner Interest:

- Unknown at this time

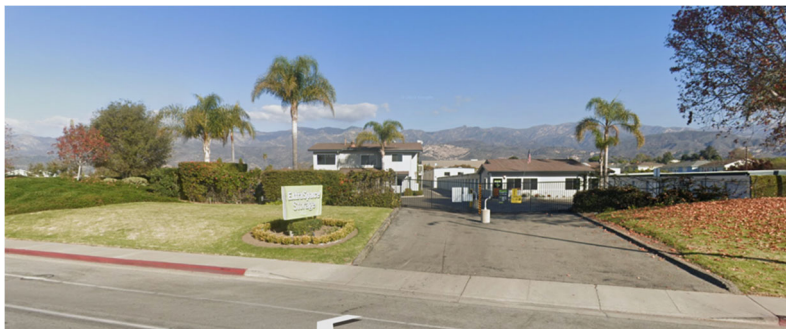
¹² Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details				
Address	6250 Via Real	6250 Via Real	6250 Via Real	6250 Via Real
APN	001-180-064	001-180-065	001-180-066	001-080-067
Site Size (ac)	2.05	2.14	2.14	2.14
Existing Use	Storage	Storage	Storage	Storage
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/RO	M-RP/RO	M-RP/RO	M-RP/RO
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	41	42	42	42



Looking east from Bega Way & Via Real

Source: Google Earth



Looking north from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS

Site 5 – 6380 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 8.46 acres
- 1 parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Multi-family Residential
 - East: Industrial / Research Park Facilities (See Candidate Site Nos. 5 & 6)
 - South: Via Real / U.S. Highway 101
 - West: Multi-family Residential & Future Public Park Site
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.6 miles to shopping, dining & services
- Approx. 0.60 miles to public park facility
- Planned future public park site immediately adjacent to west

Existing Use:

- Vacant
- Approved for 85,000 square foot 2-story office park associated with adjacent multi-family residences as part of larger mixed-use project
 - No building permits issued as of this time
 - Financing unavailable for approved project

Site Overview

Size:	8.46 ac
Potential Units:	169
Income Target:	Lower Income
Existing Use:	Vacant
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

- Improvement to Land Value (I/L) Ratio: 0

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 169 units

Site Constraints:

- Lagunitas Creek ESHA along western boundary
 - Required min. 50-foot setback from edge of riparian corridor
- Access easement along eastern boundary (for residences to north)
- Stormwater detention basin onsite
- Adjacent to U.S. Highway 101¹³

Owner Interest:

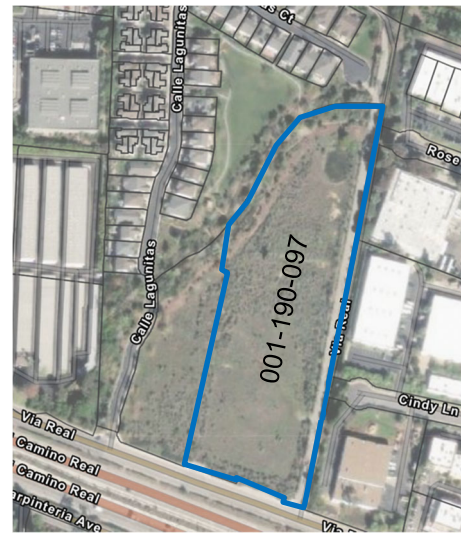
- Letter of support from current owner for residential development
- Submittal of conceptual application for revised mixed-use project to City:
 - Alternative 1: 111 residential apartments (density 13.1 units per acre); 9,981 square feet of office; 2,500 square feet for café/market
 - Alternative 2: 179 residential apartments (density 21.2 units per acre); 2,000 square feet for café/market

¹³ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	6380 Via Real
APN	001-190-097
Site Size (ac)	8.46
Existing Use	Vacant
Current General Plan	RDI
Current Zoning	M-RP
Proposed Zoning	M-RP/RO
Minimum Density	20
Maximum Density	25
Potential Units	169



Birdseye view looking north at Site 5, Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Site 6 – 6385 Cindy Ln, 1005 & 1013 Mark Ave, 6388 & 6382 Rose Ln



Source: Google Earth

Site Suitability

Site Details:

- 10.58 acres
- 5 parcels under separate ownership
- Direct access to Mark Avenue (secondary arterial), Cindy Lane and Rose Lane (local commercial / industrial streets)
- Served by all public utilities
- Adjacent land uses:
 - North: Industrial / Research Park Facilities
 - East: Industrial / Research Park Facilities
 - South: Industrial / Research Park Facilities (See Candidate Site No. 7)
 - West: Vacant (see Candidate Site No. 5)
- < 0.25 miles to transit (~500 ft. to MTD Line 20 route)
- Approx. 1.85 miles to shopping, dining & services
- Approx. 0.85 miles to public park facility

Existing Use:

- Warehouse, office, assembly & research facilities
 - 1 building presently vacant
- 1-story concrete tilt-up warehouse construction

Site Overview

Size:	10.58 ac
Potential Units:	210
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Buildings range from approx. 18,000 sq. ft. to 40,000 sq. ft. Buildings constructed in 1970s.
- Improvement to Land Value (I/L) Ratio:
 - 001-190-025: 5.89
 - 001-190-068: 1.00
 - 001-190-073: 1.24
 - 001-190-084: 1.82
 - 001-190-086: 0.76

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 210 units
- Potential for redevelopment of individual parcels

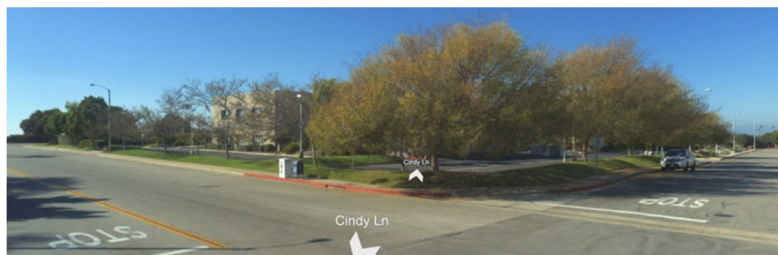
Site Constraints:

- Site is larger than 10 acres
 - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time

Site Details					
Address	6385 Cindy Ln	1005 Mark Ave	6388 Rose Ln	1013 Mark Ave	6382 Rose Ln
APN	001-190-025	001-190-068	001-190-073	001-190-084	001-190-086
Site Size (ac)	4.00	1.69	1.01	1.24	2.67
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/RO	M-RP/RO	M-RP/RO	M-RP/RO	M-RP/RO
Minimum Density	20	20	20	20	20
Maximum Density	25	25	25	25	25
Potential Units	80	33	20	24	53



Looking northwest from Cindy Ln & Mark Ave

Source: Bing Maps



Looking west from Mark Avenue

Source: Bing Maps



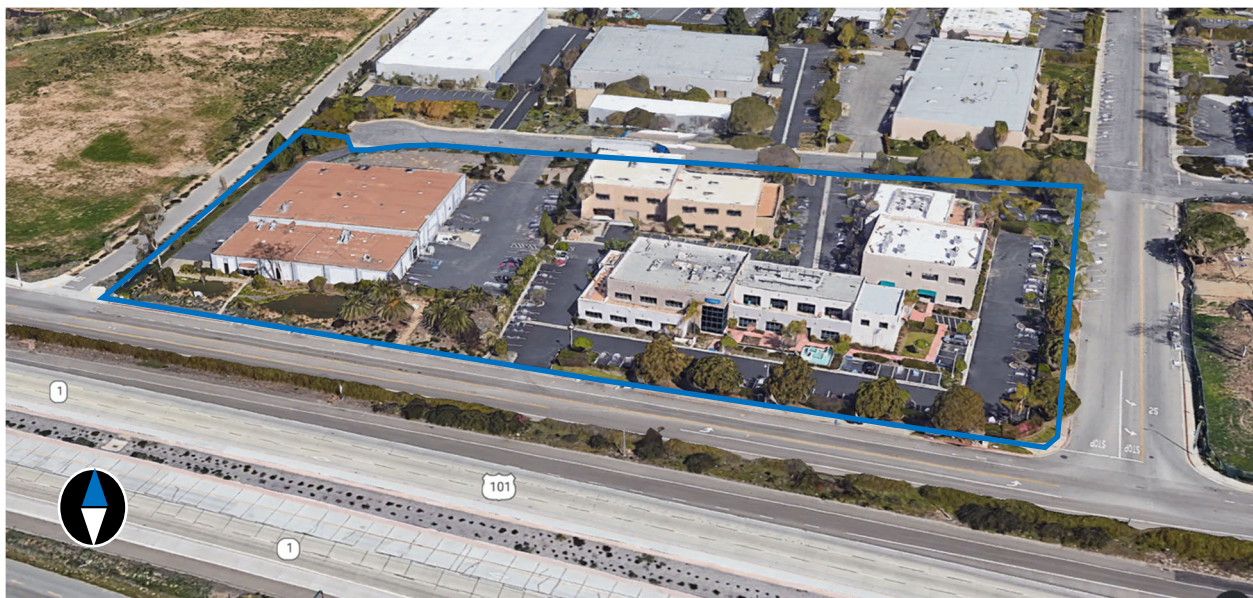
Looking south from Rose Lane

Source: Bing Maps



Source: Santa Barbara County ArcGIS

Site 7 – 6390 & 6398 Cindy Ln, 1001 Mark Ave, 6392 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 5.51 acres
- 4 parcels under separate ownership
- Direct access to Via Real (major arterial), Mark Avenue (secondary arterial), and Cindy Lane (local commercial / industrial street)
- Served by all public utilities
- Adjacent land uses:
 - North: Industrial / Research Park Facilities
 - East: Industrial / Research Park Facilities
 - South: Industrial / Research Park Facilities (See Candidate Site No. 7)
 - West: Vacant (see Candidate Site No. 5)
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.75 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

- Warehouse, office, assembly & research facilities
 - 1 warehouse building presently vacant & listed for lease / sale

Site Overview

Size:	5.51 ac
Potential Units:	110
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

-
- 1-story concrete tilt-up warehouse construction & 2-story office buildings
 - Buildings range from approx. 20,000 sq. ft. to 25,000 sq. ft. Warehouse constructed in 1970s; offices constructed in 1980s.
 - Improvement to Land Value (I/L) Ratio:
 - 001-190-023: 0.83
 - 001-190-091: 2.00
 - 001-190-092: 0.58
 - 001-190-093: 2.92

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 110 units
- Potential for redevelopment of individual parcels

Site Constraints:

- Adjacent to U.S. Highway 101¹⁴

Owner Interest:

- Unknown at this time
- Parcel 001-190-023 presently listed for lease / sale. City received inquiries from prospective buyers re: residential redevelopment potential

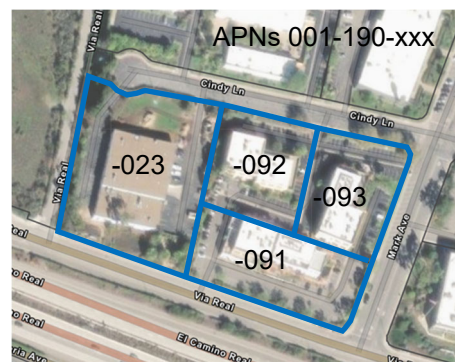
¹⁴ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details				
Address	6390 Cindy Ln	6398 Cindy Ln	1001 Mark Ave	6392 Via Real
APN	001-190-023	001-190-092	001-190-093	001-190-091
Site Size (ac)	2.25	1.00	1.00	1.25
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/RO	M-RP/RO	M-RP/RO	M-RP/RO
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	45	20	20	25



Looking northeast from Via Real & Lomita Ln

Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking southwest from Mark Ave & Cindy Ln

Source: Bing Maps



Looking east from west end of Cindy Ln

Source: Bing Maps

Site 8 – 1000 Mark Ave & 6402 Cindy Lane, 6410-6460 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 10.02 acres
- 4 parcels under common ownership
- Direct access to Via Real (major arterial), Mark Avenue (secondary arterial), and Cindy Lane (local commercial / industrial street)
- Served by all public utilities
- Adjacent land uses:
 - North: Industrial / Research Park Facilities & vacant land (see Candidate Site No. 9)
 - East: Agriculture (Unincorporated)
 - South: Via Real / U.S. Highway 101
 - West: Industrial / Research Park Facilities (see Candidate Site No. 7)
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.85 miles to shopping, dining & services
- Approx. 0.65 miles to public park facility

Existing Use:

- Office / warehouse & surface parking lot
- Used as corporate satellite campus for large multinational tech firm
- Mix of 1-story warehouse & 1- and 2-story office buildings

Site Overview

Size:	10.02 ac
Potential Units:	199
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

-
- 001-190-099: 1-story concrete tilt-up warehouse, approx. 26,000 sq. ft. & constructed in 1970s
 - 001-190-100: surface parking lot
 - 001-190-101: 2-story office building, approx. 32,000 sq. ft., built in 1970s
 - 001-430-011: campus setting of six 1- & 2-story buildings, ranging in size from 11,000 sq. ft. to 26,000 sq. ft.; built in 1980s and 90s
 - Improvement to Land Value (I/L) Ratio:
 - 001-190-099: 5.12
 - 001-190-100: 0.16
 - 001-190-101: 4.27
 - 001-430-011: 2.94

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 199 units
- Potential for redevelopment of individual parcels
 - 1 parcel used as surface parking lot

Site Constraints:

- Adjacent to U.S. Highway 101¹⁵
- Site is larger than 10 acres
 - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

¹⁵ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Owner Interest:

- Unknown at this time

Site Details

Address	1000 Mark Ave	No Address	6402 Cindy Ln	6410-6460 Via Real
APN	001-190-099	001-190-100	001-190-101	001-430-011
Site Size (ac)	1.28	1.00	1.23	6.51
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/RO	M-RP/RO	M-RP/RO	M-RP/RO
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	25	20	24	130



Looking southeast from Mark Ave & Cindy Ln

Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking northeast from Via Real & Mark Ave

Source: Google Earth



Looking northwest from Via Real

Source: Google Earth

Site 9 – Cindy Lane



Source: Google Earth

Site Suitability

Site Details:

- 4.49 acres
- 1 parcel under common ownership with Candidate Site No. 8
- Direct access to Cindy Lane (local commercial / industrial street)
- Direct access to all public utilities
- Adjacent land uses:
 - North: Industrial / Research Park Facilities
 - East: Agriculture (Unincorporated)
 - South: Industrial / Research Park Facilities (see Candidate Site No. 8)
 - West: Industrial / Research Park Facilities
- < 0.25 miles to transit (to MTD Line 20 route)
- Approx. 1.95 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

- Vacant / undeveloped
- Originally constructed as detention basin to serve adjoining development. COSB Flood Control District quitclaimed easement over site back to owner in approx. 2015
- Improvement to Land Value (I/L) Ratio: 0

Site Overview

Size:	4.49 ac
Potential Units:	89
Income Target:	Lower Income
Existing Use:	Vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 89 units

Site Constraints:

- None known
- Wetland habitat/ESHA may be present

Owner Interest:

- Unknown at this time
- Site has been previously discussed by potential developers for residential development

Site Details	
Address	No address
APN	001-430-008
Site Size (ac)	4.49
Existing Use	Vacant
Current General Plan	RDI
Current Zoning	M-RP
Proposed Zoning	M-RP/RO
Minimum Density	20
Maximum Density	25
Potential Units	89



Birdseye view looking west

Source: Google Earth



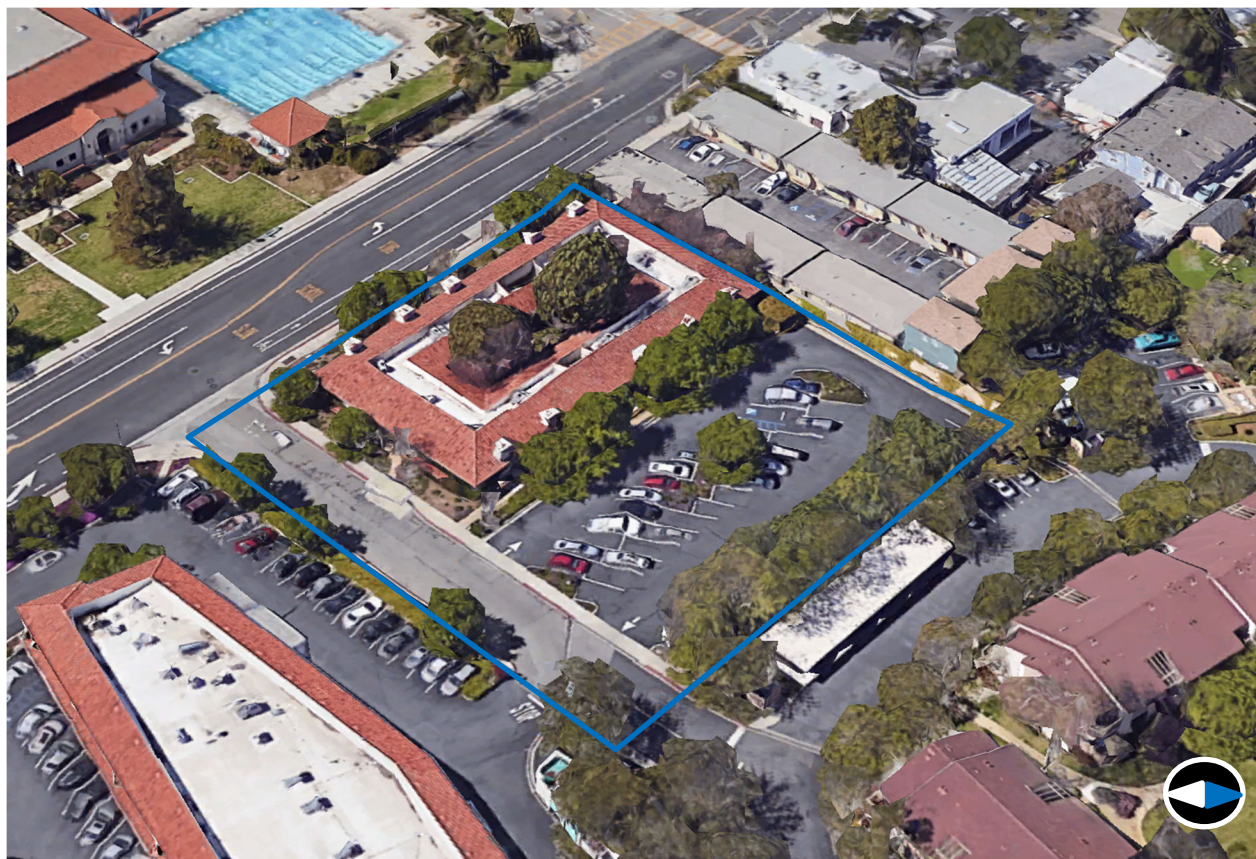
Source: Santa Barbara County ArcGIS



Looking southeast from Cindy Lane

Source: Google Earth

Site 10 – 5320 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.08 acre parcel
- Direct access to Carpinteria Avenue (major arterial); secondary access to private drive along eastern boundary
- Served by all public utilities
- Adjacent land uses:
 - North: Multi-family Residential (Age-restricted (55+) Apartments)
 - East: Shopping Center
 - South: Carpinteria Avenue
 - West: Multi-family Residential
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	1.08 ac
Potential Units:	21
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- 1-story office building approx. 11,000 sq. ft. constructed in 1970s
- Partially vacant; space available for lease
- Improvement to Land Value (I/L) Ratio: 1.68

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 21 units

Site Constraints:

- Access easement along eastern boundary

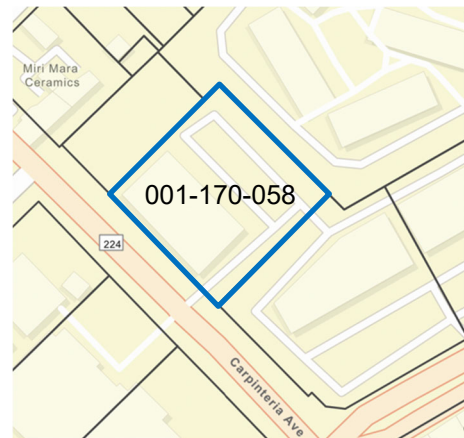
Owner Interest:

- Unknown at this time
- Property managed by entity that owns and operates multiple multi-family residential apartment developments in south coast region

Site Details	
Address	5320 Carpinteria Avenue
APN	001-070-058
Site Size (ac)	1.08
Existing Use	Commercial
Current General Plan	GC
Current Zoning	CPD
Proposed Zoning	CPD/RO
Minimum Density	20
Maximum Density	25
Potential Units	21



Northeast corner of Site 10 looking southwest Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Carpinteria Avenue Source: Google Earth

Site 11 – 5437 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.98 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Carpinteria Avenue
 - East: Carpinteria Creek (ESHA)
 - South: Multi-family Residential
 - West: Shopping Center
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	1.98 ac
Potential Units:	39 (25 net)
Income Target:	Lower Income
Existing Use:	Residential & Vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Mixed-use commercial / residential
- 1-story approx. 1,100 sq. ft. multi-tenant commercial building & seven 1-story buildings collectively totaling approx. 6,500 sq. ft. containing 14 apartment units
- Structures date to pre-1949 (originally constructed as motel)
- Improvement to Land Value (I/L) Ratio:
 - 003-280-005: 0
 - 003-280-017: 0.45

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 39 units (25 net)

Site Constraints:

- Carpinteria Creek ESHA
 - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
 - Affects easterly 1/3 of property
 - Approximately aligns with required 50-foot creek setback
- Existing residential units
 - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes a parcel that is less than 0.5 acres

- Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time
- Property previously listed for sale
- Owner and prospective buyers have inquired about residential redevelopment potential

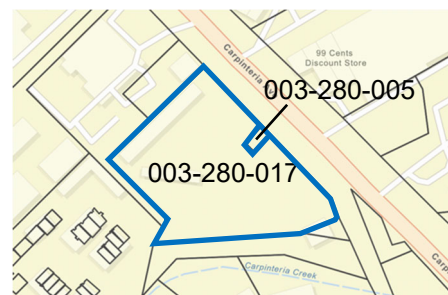
Site Details

Address	No address	5437 Carpinteria Ave
APN	003-280-005	003-280-017
Site Size (ac)	0.03	1.95
Existing Use	Vacant	Residential Apartments & Vacant
Current General Plan	GC	GC
Current Zoning	CPD	CPD
Proposed Zoning	CPD/RO	CPD/RO
Minimum Density	20	20
Maximum Density	25	25
Potential Units	0	39



Looking east at Site 11 from Carpinteria Avenue

Source: Google Earth



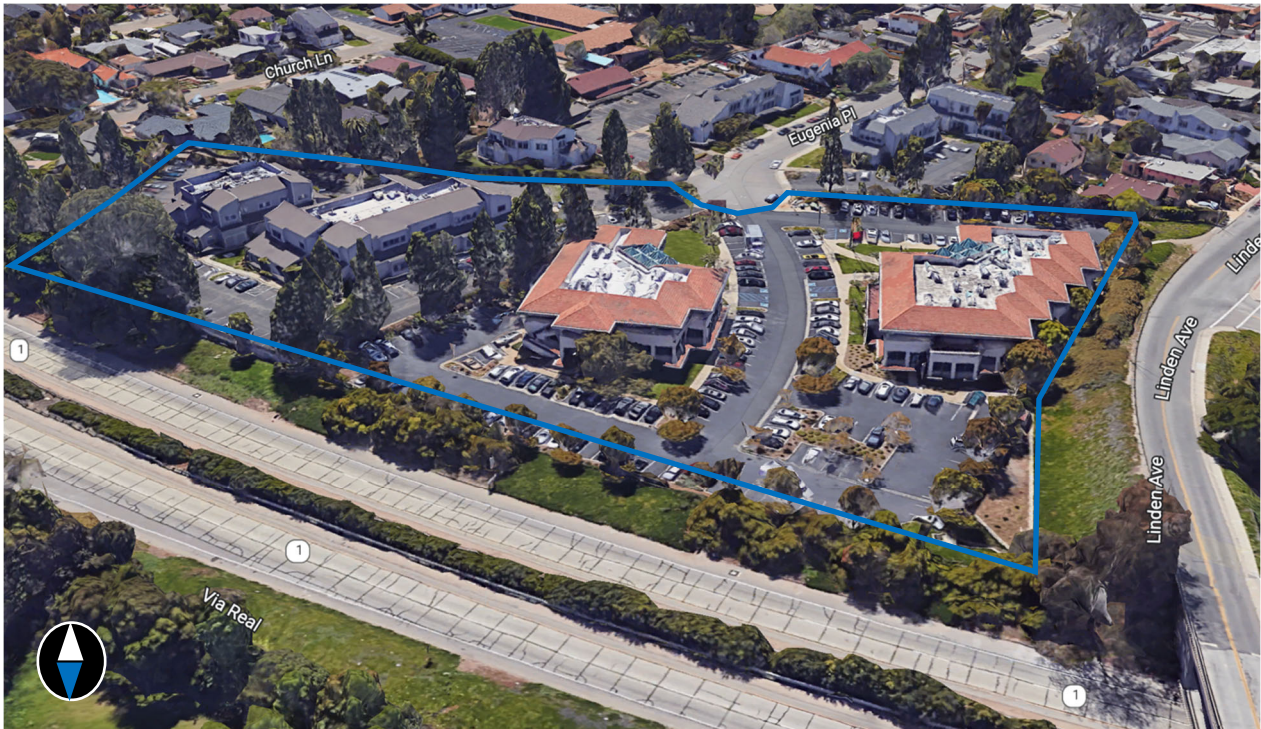
Source: Santa Barbara County ArcGIS



Looking west at Site 11 from Carpinteria Avenue

Source: Google Earth

Site 12 – 1145, 1155, 1160 Eugenia Place



Source: Google Earth

Site Suitability

Site Details:

- 4.66 acres
- 3 parcels under separate ownership
- Direct access to Linden Avenue (major arterial) and Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
 - North: U.S. Highway 101
 - East: Single Family Residential
 - South: Commercial Office Developments (see Candidate Site Nos. 13 and 14)
 - West: Linden Avenue
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview

Size:	4.66 ac
Potential Units:	92
Income Target:	Lower Income
Existing Use:	Commercial - Office
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Four 2-story commercial office buildings ranging in size from approx. 11,000 sq. ft. to 25,000 sq. ft. and built in the 1980s
- Partial vacancies in all buildings; spaces available for lease
- Improvement to Land Value (I/L) Ratio:
 - 003-162-011: 0.80
 - 003-162-012: 1.87
 - 003-162-009: 3.11

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 92 units
- Potential for redevelopment of individual parcels

Site Constraints:

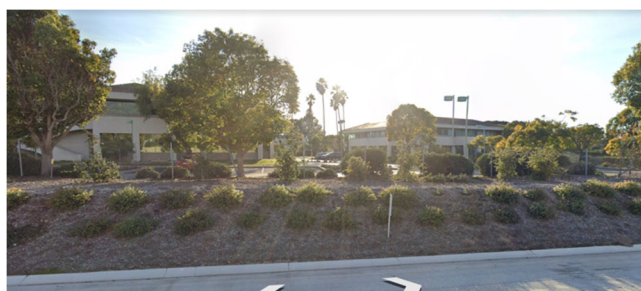
- 100 year Floodplain (Zone AE)
 - Affects northerly edge of site adjacent U.S. Highway 101
- Adjacent to U.S. Highway 101¹⁶

Owner Interest:

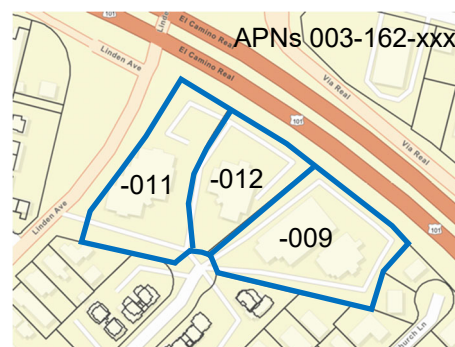
- Unknown at this time
- Partial vacancies / leasable spaces available
- Parcel 003-162-011 recently sold. New owner has inquired about residential redevelopment potential.

¹⁶ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	1145 Eugenia Place	1155 Eugenia Place	1160 Eugenia Place
APN	003-162-011	003-162-012	003-162-009
Site Size (ac)	1.59	1.15	1.93
Existing Use	Commercial - Office	Commercial - Office	Commercial - Office
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/RO	CPD/RO	CPD/RO
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	31	23	38



Looking south from Hwy 101 at 1145 & 1155 Eugenia Place Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Eugenia Place at 1145 & 1155 Eugenia Place Source: Google Earth



Looking northeast from Eugenia Place at 1160 Eugenia Place Source: Google Earth

Site 13 – 1101 & 1135 Eugenia Place



Source: Google Earth

Site Suitability

Site Details:

- 0.80 acres
- 1 parcel under shared common ownership as part of 9-unit commercial condominium
- Direct access to Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
 - North: Commercial Office Developments (see Candidate Site No. 12)
 - East: Commercial Office Developments (see Candidate Site No. 14)
 - South: Multi-family Residential
 - West: Multi-family Residential
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility

Site Overview	
Size:	0.80 ac
Potential Units:	16
Income Target:	Lower Income
Existing Use:	Commercial-Office
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

-
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Two 2-story commercial condominium buildings, totaling approx. 10,000 sq. ft. constructed in the 1980s
- Total of 9 units; current occupancy / vacancies unknown
- Improvement to Land Value (I/L) Ratio: 1.28

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 16 units
- Potential for redevelopment of individual condominium units

Site Constraints:

- Multiple owners in condominium subdivision

Owner Interest:

- Unknown at this time
- Owner of Parcels 003-870-009 & -010 has previously applied for permits to convert existing commercial condominiums units to residential units, however the application has not been approved and has been inactive since 2019.

Site Details	
Address	1101 & 1135 Eugenia Place
APN	003-870-CA1
Site Size (ac)	0.80
Existing Use	Commercial – Office condos
Current General Plan	GC
Current Zoning	CPD
Proposed Zoning	CPD/RO
Minimum Density	20
Maximum Density	25
Potential Units	16



Looking northeast from Eugenia Place

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from Eugenia Place

Source: Google Earth

Site 14 – 1065, 1056, 1090, 1110 & 1140 Eugenia Place



Source: Google Earth

Site Suitability

Site Details:

- 1.88 acres
- 4 parcels under separate ownership, including 1 parcel developed as a 8-unit commercial condominium
- Direct access to Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
 - North: Commercial Office Developments (see Candidate Site No. 12)
 - East: Single Family Residential
 - South: Commercial Development
 - West: Commercial Office Developments (see Candidate Site No. 13)
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility

Site Overview	
Size:	1.88 ac
Potential Units:	37 (35 net)
Income Target:	Lower Income
Existing Use:	Commercial/Office; Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Mix of 1- & 2-story commercial office developments:
 - 004-041-012: 2-story approx. 5,000 sq. ft. building constructed in the 1970s
 - Includes 1 residential unit
 - 004-041-011: 1-story approx. 1,100 sq. ft. building constructed in the 1960s
 - 004-041-015: 2-story approx. 2,750 sq. ft. building constructed in the 1970s
 - 003-860-CA1: Two 2-story commercial condominium buildings containing combined total of 8 units
 - Includes 1 live / work unit
 - Partial vacancies; space available for lease
- Improvement to Land Value (I/L) Ratio:
 - 004-041-012: 2.98
 - 004-041-011: 1.27
 - 004-041-015: 6.29
 - 003-860-CA1: 1.16

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 37 units (35 net)
- Potential for redevelopment of individual condominium units

Site Constraints:

- Multiple owners in condominium subdivision
- Existing residential units
 - Program 1 requires development that proposes to demolish existing housing units

shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).

- Contains a parcel less than 0.5 acres in size
 - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

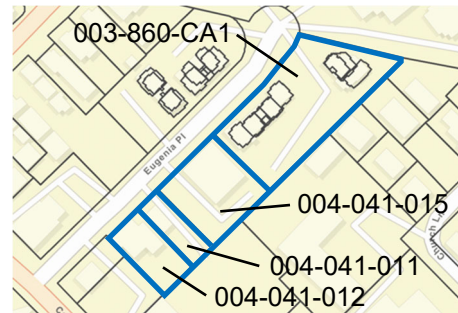
- Unknown at this time

Site Details				
Address	1056 Eugenia Place	1065 Eugenia Place	1090 Eugenia Place	1110, 1140 Eugenia Pl
APN	004-041-012	004-041-011	004-041-015	003-860-CA1
Site Size (ac)	0.25	0.16	0.47	1.00
Existing Use	Commercial-Office	Commercial-Office	Commercial-Office	Office condos
Current General Plan	GC	GC	GC	GC
Current Zoning	CPD	CPD	CPD	CPD
Proposed Zoning	CPD/RO	CPD/RO	CPD/RO	CPD/RO
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	5	3	9	20



Looking east at 1056 & 1065 Eugenia Place

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northeast at 1090, 1110 & 1140 Eugenia Place

Source: Google Earth

Site 15 – 4602, 4610, 4620 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 2.45 acres
- 3 parcels under separate ownership
 - Parcels 004-039-002 & -010 under common ownership
- Direct access to Carpinteria Avenue (major arterial) and Reynolds Avenue / U.S. Highway 101 on-ramp
- Served by all public utilities
- Adjacent land uses:
 - North: U.S. Highway 101
 - East: Mixed-use Development
 - South: Carpinteria Avenue
 - West: U.S. Highway 101 on-ramp
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Commercial retail & dining:

Site Overview	
Size:	2.45 ac
Potential Units:	48
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

-
- 004-039-002 & -010: Retail nursery, 1-story approx. 2,500 sq. ft. built in 1970s & approx. 7,700 sq. ft. of temporary greenhouse structures
 - Currently listed for sale
 - 004-039-009: Restaurant, 1-story approx. 4,400 sq. ft. built in 2000 & renovated in 2009
 - Previously listed for sale
 - Under-performing tenant / asset
 - Improvement to Land Value (I/L) Ratio:
 - 004-039-002: 0.03
 - 004-039-009: 0.18
 - 004-039-010: 0.21

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 48 units
- Potential for redevelopment of individual parcels

Site Constraints:

- 100-year floodplain (Zone AE) (entire site)
- Adjacent to U.S. Highway 101¹⁷
- Includes a parcel less than 0.5 acres in size
 - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

¹⁷ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Owner Interest:

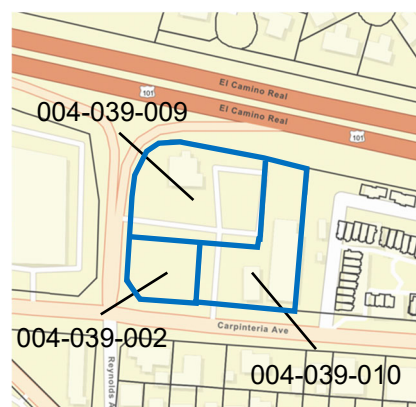
- Owner of Parcels 0004-039-002 & -010 provided letter of support for residential redevelopment
- All parcels listed for sale currently or recently
- Prospective buyers / developers have expressed interest in residential redevelopment potential

Site Details			
Address	4602 Carpinteria Avenue	4610 Carpinteria Avenue	4620 Carpinteria Avenue
APN	004-039-002	004-039-009	004-039-010
Site Size (ac)	0.40	1.14	0.91
Existing Use	Garden Center	Fast Food Restaurant	Garden Center
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/RO	CPD/RO	CPD/RO
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	8	22	18



Looking south from Hwy 101

Source: Google Earth



Source: Santa Barbara County ArcGIS

Looking northeast from Carpinteria Ave &
Reynolds Ave

Source: Google
Earth



Looking northwest from Carpinteria Ave &
Lavender Ct

Source: Google
Earth

Site 16 – 4621, 4631 & 4643 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.67 acres
- 3 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
 - North: Carpinteria Avenue
 - East: Mixed-use Development
 - South: Single Family Residential
 - West: Mixed-use Development
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Commercial service, dining, & residential:
 - 003-242-002: 1-story commercial welding yard / retail built pre-1950s

Site Overview	
Size:	0.67 ac
Potential Units:	12 (9 net)
Income Target:	Lower Income
Existing Use:	Commercial & Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

-
- 003-242-003: 1-story restaurant approx. 1,900 sq. ft. & 1-story approx. 1,200 sq. ft. residential duplex (two 1-bedroom apartments)
 - Presently listed for sale
 - 003-242-026: 1-story 887 sq. ft. single family residence built in 1953
 - Improvement to Land Value (I/L) Ratio:
 - 003-242-002: 0.69
 - 003-242-003: 1.21
 - 003-242-026: 0.29

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 12 units (9 net)
- Potential for redevelopment of individual parcels

Site Constraints:

- 100-year floodplain (Zone AE) (entire site)
- Existing residential units
 - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes parcels that are less than 0.5 acres
 - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

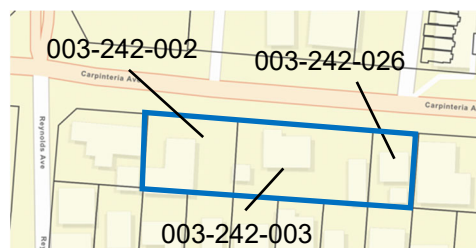
Owner Interest:

- Unknown at this time
- Parcel 003-242-003 currently listed for sale

Site Details			
Address	4621 Carpinteria Avenue	4631 Carpinteria Avenue	4643 Carpinteria Avenue
APN	003-242-002	003-242-003	003-242-026
Site Size (ac)	0.22	0.33	0.11
Existing Use	Commercial & Manufacturing	Restaurant & Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/RO	CPD/RO	CPD/RO
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	4	6	2



Looking southeast from Carpinteria Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking south at 4631 Carpinteria Avenue Source: Google Earth



Looking southwest from Carpinteria Avenue
& Lavender Court

Source: Google Earth

Site 17 – 4745 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.93 acres
- Direct access to Carpinteria Avenue (major arterial) and Ninth Street
- Served by all public utilities
- Adjacent land uses:
 - North: Carpinteria Avenue
 - East: Commercial Development & Multi-family Residential
 - South: Ninth Street
 - West: Franklin Creek (ESHA)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Equipment rental business & yard

Site Overview	
Size:	0.93 ac
Potential Units:	18
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

-
- 1-story approx. 850 sq. ft. metal-framed manufactured building built in 1970s & approx. 650 sq. ft. of accessory structures
 - Property recently sold in 2022
 - Improvement to Land Value (I/L) Ratio: 0.29

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Visitor-serving Commercial (V) Overlay limits commercial to visitor-serving commercial uses
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 18 units

Site Constraints:

- Franklin Creek ESHA
 - Required min. 50-foot setback from edge of creek channel
- 100-year floodplain (Zone AE) (entire site)

Owner Interest:

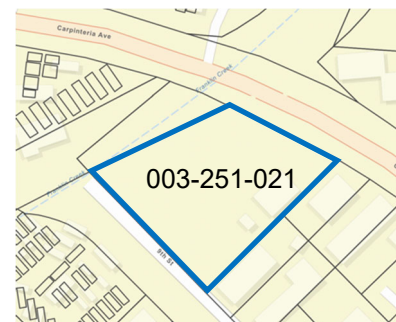
- Letter of support from current owner for residential redevelopment
- Current owner submitted conceptual application to City for commercial / residential mixed-use development containing 24 apartment units (utilizing Density Bonus provisions) and 6,000 sq. ft. of commercial. Applicant preparing formal project application for submittal.

Site Details	
Address	4745 Carpinteria Avenue
APN	003-251-021
Site Size (ac)	0.93
Existing Use	Commercial – Equipment Rental
Current General Plan	VC/GC
Current Zoning	CPD/PRD-13
Proposed Zoning	CPD/PRD-13/RO
Minimum Density	20
Maximum Density	25
Potential Units	18



Looking southeast from Carpinteria Avenue

Source: Google Earth



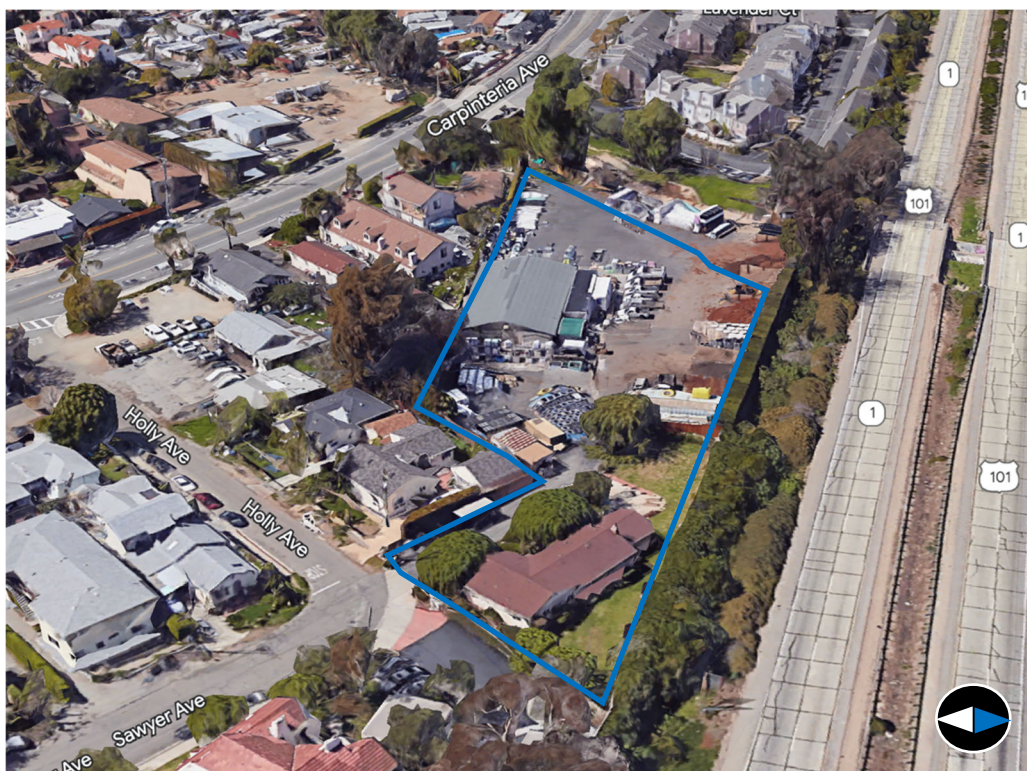
Source: Santa Barbara County ArcGIS



Looking south from Carpinteria Avenue

Source: Google Earth

Site 18 – 1095 Holly Avenue & 4760 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.47 acres
- 3 parcels under common ownership
- Vehicular access to Carpinteria Avenue (major arterial) via easement & direct access to Holly Avenue
- Served by all public utilities
- Adjacent land uses:
 - North: U.S. Highway 101
 - East: Multi-family Residential
 - South: Multi-family Residential
 - West: Franklin Creek (ESHA)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview

Size:	1.47 ac
Potential Units:	29 (28 net)
Income Target:	Lower Income
Existing Use:	Commercial, Vacant & Residential
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

Existing Use:

- Retail commercial & Single Family Residential:
 - 004-039-007: Retail landscape equipment & supply business and yard, 1-story approx. 4,800 sq. ft. building (age unknown) & misc. accessory structures
 - 003-151-017 and -018: 1-story single family residence built in 1955
- Improvement to Land Value (I/L) Ratio:
 - 004-039-007: 0.76
 - 003-151-017: 0
 - 003-151-018: 1.70

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 29 units (28 net)

Site Constraints:

- Franklin Creek ESHA
 - Required min. 50-foot setback from edge of creek channel
- 100-year floodplain (Zone AE) (entire site)
- Adjacent to U.S. Highway 101¹⁸
- Existing residential units
 - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code §

¹⁸ Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

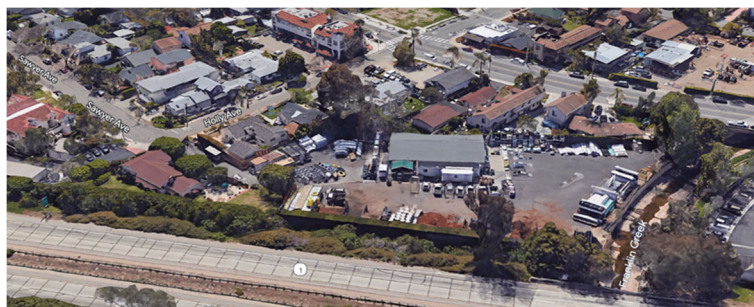
65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).

- Includes parcels that are less than 0.5 acres
 - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

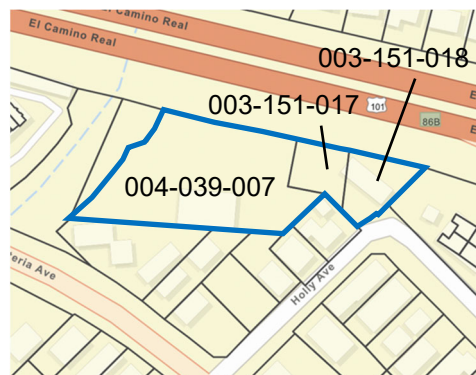
- Letter of support from current owner for residential redevelopment

Site Details			
Address	4760 Carpinteria Avenue	No address	1095 Holly Avenue
APN	004-039-007	003-151-017	003-151-018
Site Size (ac)	1.10	0.16	0.20
Existing Use	Commercial	Vacant & Single Family Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/RO	CPD/RO	CPD/RO
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	22	3	4



Birdseye view of Site 18 looking south

Source: Google Earth



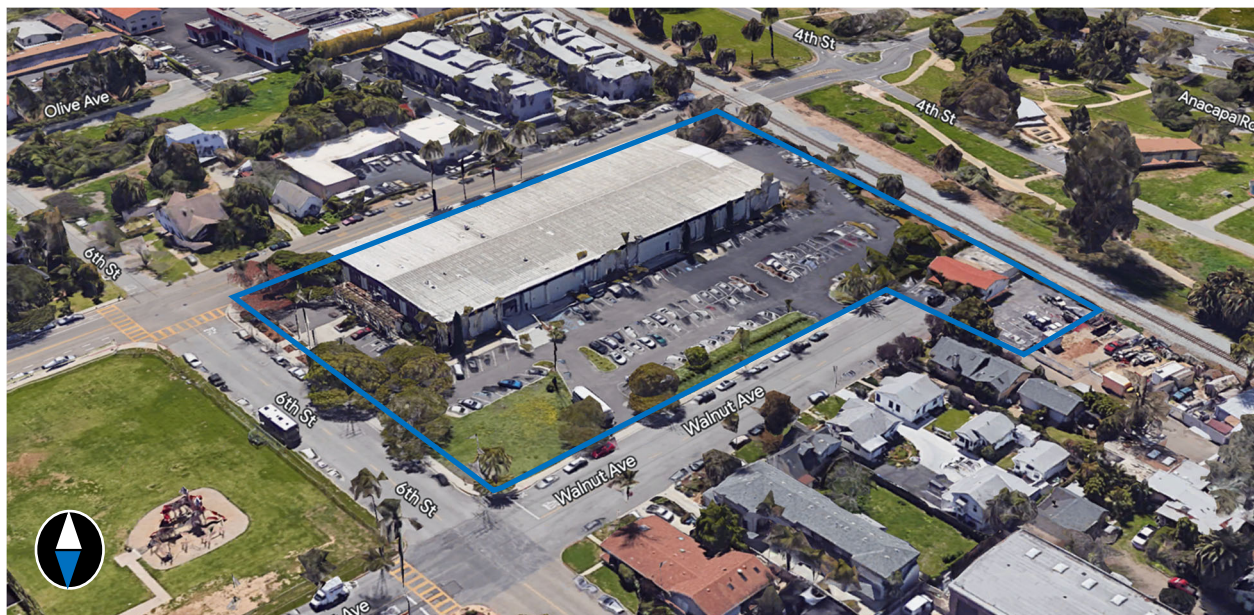
Source: Santa Barbara County ArcGIS



Looking northwest at 1095 Holly Avenue

Source: Google Earth

Site 19 – 5201 6th Street & 546 Walnut Avenue



Source: Google Earth

Site Suitability

Site Details:

- 3.29 acres
- 2 parcels under common ownership
- Direct access to Palm Avenue (secondary arterial), Sixth Street (local commercial street) & Walnut Avenue
- Served by all public utilities
- Adjacent land uses:
 - North: Sixth Street
 - East: Palm Avenue
 - South: Union Pacific Railroad
 - West: Walnut Avenue
- < 0.25 miles to transit (to MTD Line 20 route / train station)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Industrial Warehouse & Commercial Office:

Site Overview

Size:	3.29 ac
Potential Units:	65
Income Target:	Lower Income
Existing Use:	Industrial & Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- 004-105-010: 1-story approx. 48,000 sq. ft. concrete tilt-up warehouse built in 1980s
 - Presently used for church & private storage. Church lease expires Q3 2023. Anticipated vacancy to revert to storage / warehousing.
- 004-105-006: 1-story approx. 1,200 sq. ft. office building (age unknown)
- Improvement to Land Value (I/L) Ratio:
 - 004-105-010: 0.61
 - 004-105-006: 0.19

Existing Zoning & Potential Buildout:

- General Industry (M)
 - Allows for light industrial uses
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 65 units

Site Constraints:

- Adjacent to UPRR tracks

Owner Interest:

- Unknown at this time

Site Details		
Address	5201 6 th Street	546 Walnut Avenue
APN	004-105-010	004-105-006
Site Size (ac)	2.35	0.94
Existing Use	Industrial & Church	Commercial
Current General Plan	GI	GC
Current Zoning	M	CPD
Proposed Zoning	M/RO	CPD/RO
Minimum Density	20	20
Maximum Density	25	25
Potential Units	47	18



Looking east from south end of Walnut Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS

Looking southeast from 6th Street & Walnut Ave

Source: Google Earth

Looking southwest from 6th Street & Palm Avenue

Source: Google Earth

Site 20 – 510, 586 & 592 Palm Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.77 acres
- 3 parcels under separate ownership
- Direct access to Palm Avenue (secondary arterial), & Sixth Street (local commercial street)
- Served by all public utilities
- Adjacent land uses:
 - North: Sixth Street
 - East: Multi-family Residential & Public Facility
 - South: Mixed-Use Development
 - West: Palm Avenue
- < 0.25 miles to transit (to MTD Line 20 route / train station)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

Site Overview	
Size:	0.77 ac
Potential Units:	14 (11 net)
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

-
- Industrial Warehouse & Residential:
 - 003-360-012: 1-story approx. 7,800 sq. ft. warehousing building (age unknown)
 - 003-360-013: 1-story single family residence built in early 1900s
 - Appears vacant / distressed
 - 003-360-016: 2-story multi-family residence (2-4 rental units) built in early 1900s
 - Improvement to Land Value (I/L) Ratio:
 - 003-360-012: 1.01
 - 003-360-013: 0.41
 - 003-360-016: 2.26

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
 - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 14 units (11 net)

Site Constraints:

- Possible historic building(s)¹⁹
- Includes parcels that are less than 0.5 acres
 - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time

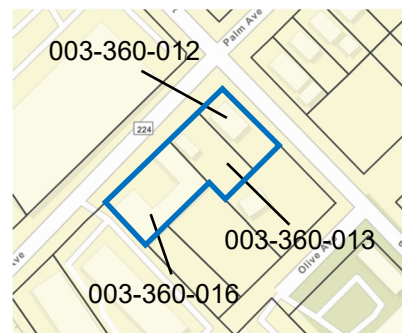
¹⁹ The City has successfully completed a number of residential remodel or renovation projects involving structures found to be eligible for listing as a historical landmark. Recent examples include, but are not limited to, the “Sinclair Residence” located at 607 Walnut Avenue and the “Wells Residence” located at 924 Walnut Avenue, which involved the conversion of a former church building into a single family residence.

Site Details			
Address	592 Palm Avenue	586 Palm Avenue	510 Palm Avenue
APN	003-360-012	003-360-013	003-360-016
Site Size (ac)	0.19	0.23	0.35
Existing Use	Commercial	Commercial	Commercial
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/RO	CPD/RO	CPD/RO
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	3	4	7



Looking northeast from Palm Avenue

Source: Google Earth

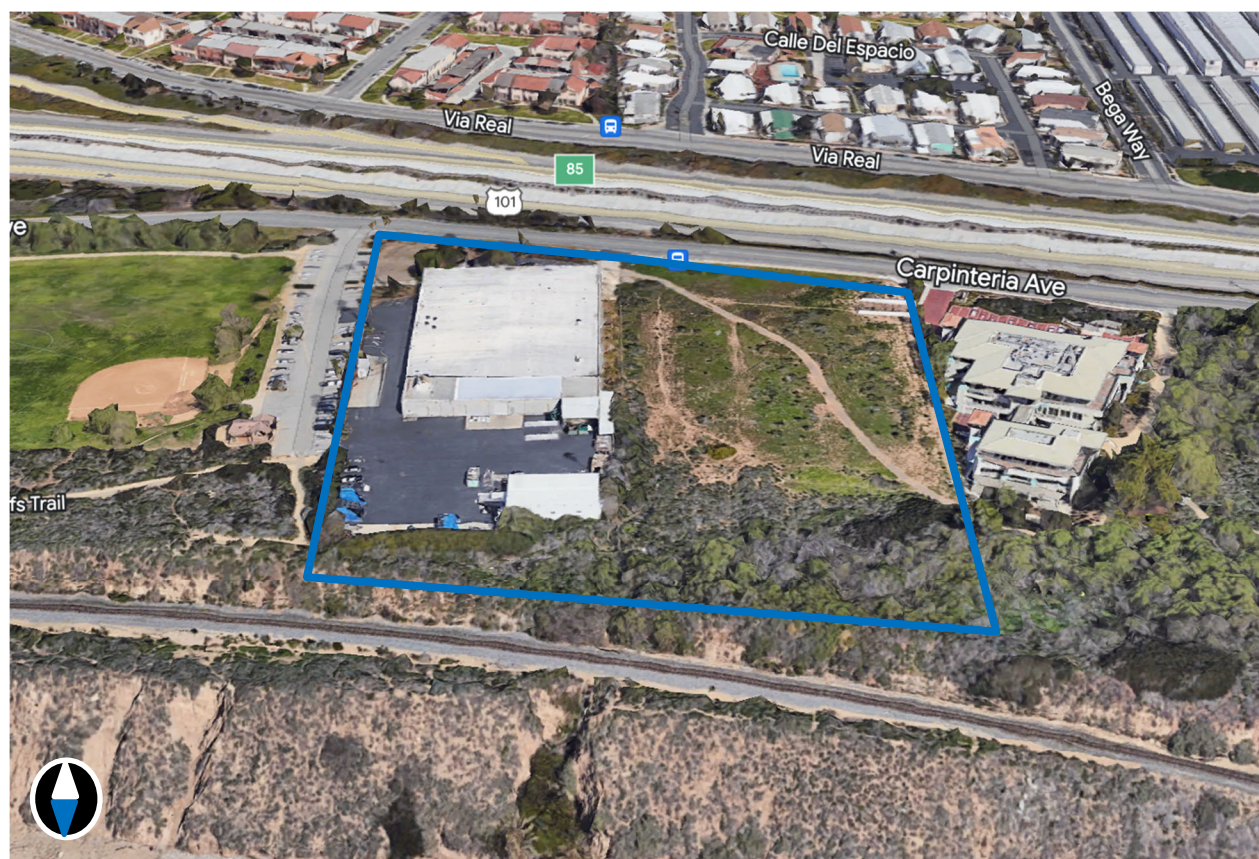


Source: Santa Barbara County ArcGIS

Looking southeast from Palm Avenue & 6th Street

Source: Google Earth

Site 21 – 6155 & 6175 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 6.31 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
 - Parcel 001-180-032 requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
 - North: Carpinteria Avenue / U.S. Highway 101
 - East: Commercial Office
 - South: UPRR Railroad / Pacific Ocean
 - West: Public Park
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.25 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview

Size:	6.31 ac
Potential Units:	126
Income Target:	Lower Income
Existing Use:	Industrial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

Existing Use:

- Parcel 001-180-032: Vacant / Undeveloped
- Parcel 001-180-040: 1-story concrete tilt-up office / warehouse approx. 43,500 sq. ft. built in 1962
- Improvement to Land Value (I/L) Ratio:
 - 001-180-032: 0
 - 001-180-040: 1.14

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
 - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 126 units

Site Constraints:

- Adjacency to U.S. Highway 101
- ESHA (Lagunitas Creek & Coastal Sage Scrub)
- Bluff Face Retreat / Setback
- Public Trail Easement

Owner Interest:

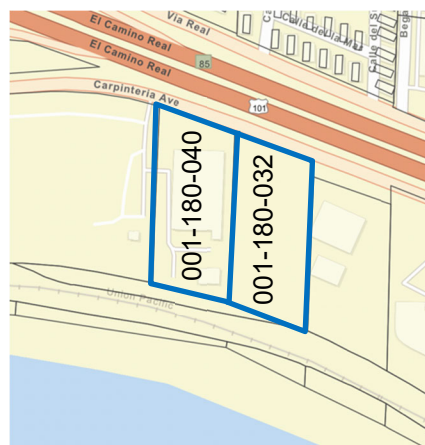
- Owner written support for residential redevelopment
- Existing office / warehouse lease expires in ~2 years
- Applicant submitted letter to City requesting inclusion of site for consideration of R Overlay
 - Included conceptual site plan to illustrate ~130-unit multi-family residential development potential (mix of 1, 2 & 3-bedroom units + min. 20% of total units to be affordable)

Site Details		
Address	6155 Carpinteria Avenue	6175 Carpinteria Avenue
APN	001-180-040	001-180-032
Site Size (ac)	2.94	3.37
Existing Use	Industrial	Vacant
Current General Plan	RDI	RDI
Current Zoning	M-RP	M-RP
Proposed Zoning	M-RP/RO	M-RP/RO
Minimum Density	20	20
Maximum Density	25	25
Potential Units	59	67



Looking southeast from 6155 Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from 6175 Carpinteria Avenue

Source: Google Earth