

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 Table I-12 in Chapter I), while sites with future potential for residential development may be assigned to income categories based on allowable density. Under state law,¹ 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. As discussed below, in some cases the City used more conservative assumptions for the income category assigned to sites than those allowed under state law.

Residential Sites Inventory

The City's inventory of residential sites is summarized in Table B-1. Methodology and assumptions used in developing the inventory are discussed below for various categories of sites. Parcel specific inventories are provided in Table B-3 (Completed, Approved, and Pending Projects), Table B-4 (Vacant Sites), Table B-5 (Underutilized Sites with R Overlay), and Table B-6 (Candidate Opportunity Sites). The analysis reflects realistic housing capacity based on existing land use regulations, market trends, and any known constraints such as environmental conditions. The analysis below shows that the current sites inventory is not adequate to fully accommodate the lower-income 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 lower-income housing development. Candidate sites for zoning amendments are listed in Table B-6 and discussed below.

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. One of the vacant ~~sites~~parcels listed in Table B-3 (~~Plum Avenue 5~~ (APN 003-210-005, part of Underutilized Site 7)) was identified as potential lower-income housing sites in two prior housing elements. It is being counted as moderate-income housing site in the current site inventory analysis. In addition, Candidate Site 21 in Table B-6 was identified as a lower-income housing site in the last housing element. The site is partially developed with an industrial building. The current site inventory assumes ~~the site~~Candidate Site 21 could be redeveloped as a mixed use site under the current M-

¹ —Government Code § 65583.2(c)(3)(B)

RP zoning with ~~25~~50% of units moderate-income and ~~75~~50% above-moderate. No vacant or underutilized sites identified to accommodate lower-income housing in the current site analysis were identified for lower-income housing in a prior planning period; therefore, this requirement is not applicable.

Table B-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Completed, Approved & Pending Projects (Table B-3)	-	-3	-	79 259	79 262
Net Remaining RHNA	418 415		135	269 89	822 639
Vacant Sites (Table B-4)	-		43 10	5	48 15
Underutilized R Overlay Sites (Table B-5)	94 56		31 47	-	125 103
Other Underutilized Sites (Table B-6)	-		89 153	266 153	355 306
ADUs	96 67		40 7	54 38	160 112
Surplus (Shortfall)	(228) 292		78 2	56 107	(164) 103

Source: City of Carpinteria, 2023

a. Completed, Approved, and Pending Projects

Table B-3 shows: (1) residential units completed after June 30, 2022, (2) ~~approved~~ projects that have received building permits and are under construction, (3) projects that have received all planning approvals but have not yet completed received final building permits, and (34) pending project currently under planning review. ~~These~~With the exception of three lower income units proposed as part of a pending density bonus project at 4745 Carpinteria Avenue, these units are all assigned to the above-moderate income category based on anticipated sales price or rent. ~~Nine~~Ten of the ~~45~~17 projects were/are being developed at 100% or more of the maximum allowed density. Overall, these sites were/are being developed at an average of ~~88~~91% of their maximum allowed densities. Table B-3 sites with PRD zoning, which allows 100% multi-family residential were/are being developed at an average of 78% of their maximum allowed densities.

Of the ~~45~~17 projects listed in Table B-3, ~~6~~three have been completed—~~or~~, ~~three~~ are under construction, ~~4~~ or have building permits issued, ~~one~~ is currently in building permit review, and ~~3~~five have all planning approvals and are pending building permit submittal. With the exception of the senior living facility at 5464 Carpinteria Avenue, these pending projects are 1 to 3 net units in size. Given their stage the small size of the majority of the pending projects, phasing would likely not occur and the current entitlements do not contemplate phasing. Given these five projects' stages in the entitlement process, all having received any required planning approvals, and the lack of any known barriers to development, the City expects all of the approved units does not anticipate any drop out of these projects and build out horizons are expected to be completed well within the planning period. In addition, 5While market conditions can be a barrier to completion of projects even after they have received City planning and/or building permits, none of the applicants for projects listed in Table B-3 have informed the City they intend to delay or abandon their projects.

Five projects identified in Table B-3, totaling ~~8~~192 units are currently pending planning review. ~~These~~Three of the projects are ~~all~~ residential projects on residentially zoned sites with 1 to 3 net new units each. The two other pending projects are mixed use projects on commercially zoned sites. The project at 6380 Via Real is a revision to a previously approved project for which

environmental review was previously conducted. The project at 4745 Carpinteria Avenue is redevelopment of an equipment yard site with a mixed use density bonus project. There are no known barriers to these projects being approved and constructed within the planning period.

b. Vacant Sites

Table B-4 lists vacant parcels without significant environmental constraints where residential development is allowed. There is a limited amount of vacant residentially zoned land in the city. Ten sites totaling 7.65 acres were identified for the site inventory. 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, all of which are zoned PRD, are assigned to the moderate-income category while single-family zoned sites are assigned to the above-moderate category. As indicated in the analysis of Completed, Approved and Pending Projects (Table B-3), sites allowing 100% multi-family residential uses (i.e., those sites in with PRD zoning) are being developed on average at ~~8878~~ 8075% of the maximum allowed density. The PRD zoned sites in Tables B-3 and B-4 are of similar size, with an average size of 0.21 and 0.24 acres, respectively. For the purposes of calculating realistic development potential of vacant multi-family residential sites, the City conservatively assumed they would be developed at 8075% of allowed density. For single-family zoned sites, the analysis assumes one unit per lot. While there are potential constraints on ~~some portions~~ or flood overlays of the vacant sites (e.g., possible environmentally sensitive habitat, easements or flood overlays over portions of the sites), given the City calculates allowed density based on gross rather than net acreage and counts areas containing sensitive habitat toward a project's open space requirements. This allows development to avoid constraints while maximizing density. Given the low number of potential units on each of these sites, constraints are not anticipated to reduce the realistic development of the sites below the 8075% of allowed density assumed in the analysis.

c. Non-Vacant Underutilized Sites

~~The sites inventory evaluated 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.~~
Residentially Zoned Sites

Excluding sites that could accommodate ADUs which are discussed below, the City conservatively has not relied on underutilized residentially zoned sites to accommodate additional housing during the planning period. While not included in the land inventory, there are numerous small residential sites that are zoned to accommodate an additional one to three units. The City anticipates that units developed on these sites would generally be affordable to moderate and above-moderate income households.

Non-Residentially Zoned Sites

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 at a density up to 20 units/acre when integrated as part of the overall commercial development.
- CB – Central Business. Primary uses in the CB district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted at a

density up to 20 units/acre when integrated as part of the overall commercial development.

- 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 development.
- M – General Industrial. Primary uses in the M district include light industrial and mixed residential/industrial uses. Dwelling units at up to 20 units/acre are permitted when integrated as part of the overall development.

In each of these zones, stand-alone residential development at 20 units/acre is permitted with the application of the R-Overlay.

~~Underutilized-~~The City identified two categories of non-vacant properties/sites, including:

- R Overlay Sites – Non-residentially zoned sites with an R Overlay that allows stand-alone residential development as well as mixed use and non-residential development.
- Other Non-Vacant Sites – Non-residentially zoned sites that allow residential as part of mixed use development as well as non-residential development.

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 its lower-income housing need. ~~potential for additional housing~~To identify potentially developable sites that fit either of the above categories of non-vacant sites, the City reviewed development trends on non-residentially zoned properties from 2015 to March 2023 to identify the common characteristics of these sites. (See discussion of development trends below.) Based on the common characteristics, the City developed the following list of site identification criteria to identify potentially developable non-vacant sites:

1. Existing uses include older buildings that show signs of deferred maintenance or functional obsolescence, vacant space, or lower-value uses such as self-storage that could be replaced with higher-value residential development, or vacant sites;
2. Close proximity to transit, specifically sites are shown within ¼ mile of a public transportation stop;
3. Close proximity to amenities, specifically sites are within ½ mile of at least two of the following: grocery stores, health care services, schools, recreation, public transportation stop, and/or employment.
4. Lack of known environmental constraints on or adjacent to the site including creeks or other environmentally sensitive habitat, flood or coastal hazards, steep slopes, and fault zones;
5. Property under single ownership and lack of known existing leases or other encumbrances that would prevent development during the planning period; and
6. Property owner expression of interest in residential development.

Each of the sites identified in Tables B-5 (Underutilized Sites) and B-6- (Candidate Opportunity Sites) meet at least three of the criteria listed above. Table B-5 includes properties with the R Overlay designation allowing stand-alone residential use while sites with non-residential zoning allowing mixed uses are shown in Table B-6. Sites listed in Table B-6 are also candidates for

rezoning to apply the R Overlay as discussed below and in Program 1 of the Housing Plan. The similarities between recently developed sites and the non-vacant sites included in Tables B-5 and B-6 provides substantial evidence that the existing uses on these non-vacant sites are likely to be discontinued and do not constitute an impediment to residential development. Detailed information on how each of the sites meet the identified criteria is included in Figures B-3 and B-4.

All identified sites are located in areas designated Moderate Resource on the TCAC/HCD Composite Opportunity Map. The only areas designated High Resources in the City contain Carpinteria High School and Sandpiper Mobile Home Park, and do not include land available for additional residential development. There are no designated Highest Resources areas in the City. See additional discussion of the Site Inventory Analysis relative to fair housing objectives in Appendix D.

Recent Development Trends

To estimate anticipated residential development on sites where 100 percent non-residential uses are permitted, the City examined development trends on all properties with non-residential zoning designations where residential is an allowed use during the prior housing element cycle to present (2015 to March 2023). 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 non-residentially zoned commercial sites with the R Overlay. A summary of the trends depicted in Table B-2 is provided in Table B-2a.

Between 2015 and March 2023, 6567% of development on non-residentially zoned sites allowing residential included residential as stand-alone development or as part of a mixed use development. Stand-alone residential projects were developed at an average of 96% of the maximum allowed density while mixed use projects were developed at 6261% of the maximum density on average. On sites with the R Overlay, 80% of projects have included residential development.

The land use controls and site improvement requirements that applied to the projects in the development trends analysis also apply to the sites identified in the site inventory. Therefore, applying development trend rates (i.e., percentage of non-residential sites developed with residential and average percent of maximum density) to the sites in the site inventory to determine the number of units that could reasonably be constructed on the sites inherently incorporates land use controls and site improvements into the build out assumptions.

Conversations with local commercial property owners and real estate professionals indicate ~~that this trend is~~ development trends over the past eight years are 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. The City has seen an increase in applications for residential development since the start of the current planning period, including nearly 200 pending residential units. One example of this market trend is illustrated by the Lagunitas project (6380 Via Real ~~—Candidate Site 5 in (Phase 2), see Table B-63~~) where the property owner has ~~recently~~ submitted ~~a preliminary~~ application to significantly reduce previously entitled commercial square footage on the property in favor of more multi-family residential units. ~~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. The owner has expressed interest in pursuing a residential-only project if the R Overlay was applied.~~ As discussed in the Candidate Sites for Rezoning section below, ~~other~~ property

owners have also expressed interest in having the R Overlay applied to their non-residentially zoned sites. Letters from some of these property owners are included in Appendix C.

Site Identification Trends in the city of Santa Barbara also offer insight into development and redevelopment potential. Similar to Carpinteria, the city of Santa Barbara is largely built out and most new development occurs on nonvacant sites.² Santa Barbara's adoption draft Housing Element, dated October 2023 lists examples of recent redevelopment on nonvacant sites similar to many of the sites included in Carpinteria's site inventory:

1. Redevelopment of a multi-tenant retail and appliance store into mixed use with 78 units;
2. 89 new units constructed on the site of a former 12 unit motel and office building;
3. Four units constructed behind an existing single-family dwelling;
4. Seven new units with a lot merger and relocation of a potentially historic duplex;
5. Change of use from an existing 1950s mixed-use building to all residential with 22 net new units; and
6. Commercial building being retrofitted with a mixed-use project including 14 units.

Many of the non-vacant sites included in the City's site inventory (see Tables B-5 and B-6) are similar to the above described recently redeveloped sites in the city of Santa Barbara as well as sites on the City's development trends list (see Table B-2). Specifically, examples 1 and 2 in the city of Santa Barbara and development along Carpinteria Avenue in the City, including at 4675, 4819, 4285, and 4209 Carpinteria Avenue (see details in Table B-2) are examples of redevelopment of existing underutilized commercial, motel, or office sites with residential or mixed use development. These sites are similar to Underutilized Sites 1, 3, 4, 5, and 6, and Candidate Sites 3, 4, 6, 7, 10, 15, 19, 20, and 21. Examples 3 and 4 in the city of Santa Barbara involve redevelopment or intensification of development on underutilized sites with existing residential development. These are similar to Underutilized Sites 7, 8, 9, 10, and 11 and Candidate Sites 11, 16, and 18. Examples 5 and 6 above involve reuse of existing commercial structures for mixed use or residential development. These are similar to Candidate Sites 12, 13, and 14. An application for conversion of two existing commercial condominium units to residential units on a portion of Candidate Site 13 is currently pending.

² Due to limited availability of water rights in the past, the city of Goleta has not experienced significant recent redevelopment activities.

~~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 its lower income housing need. Substantial evidence that the existing uses on lower income non-vacant sites listed in Tables B-5 and B-6 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 Figures B-3 and B-4:~~

- ~~1. Existing uses on many sites include older buildings that show signs of deferred maintenance or functional obsolescence, vacant space, or lower value uses such as self-storage that could be replaced with higher value residential development;~~
- ~~2. Existing buildings have a relatively low site coverage that would allow residential development without requiring demolition of existing buildings;~~
- ~~3. As shown in Tables B-2 and B-2a, there is a history of residential and mixed-use development on underutilized sites in Carpinteria;~~
- ~~4. Property owners expressions of interest in residential development;~~
- ~~5. The City is unaware of existing leases or other encumbrances that would prevent development on underutilized sites during the planning period;~~
- ~~6. Lack of substantial known environmental constraints; and~~
- ~~7. Close proximity to amenities such as services, schools, recreation, employment and public transportation.~~

~~All identified sites are located in areas designated Moderate Resources on the TCAC/HCD Composite Opportunity Map to further fair housing objectives and avoid concentration of future housing in areas of lower opportunity. The only areas designated High Resources in the City contain Carpinteria High School and Sandpiper Mobile Home Park, and do not include land available for additional residential development. There are no designated Highest Resources areas in the City. See additional discussion of the Site Inventory Analysis relative to fair housing objectives in Appendix D.~~

Table B-2
Projects on Sites with Non-Residential Zoning, 2015 – 2023

Project/Address	Parcel Size (acres)	Prior Use	Zoning/ Max Density (units/acre)	Project Type	Status	Project Density (units/ac)	Residential Units	% of Allowed Density	Site Identification Criteria Met
4295 4285 Carpinteria Ave	0.31	Private tennis court	CPD/R Overlay (20)	Residential only	Completed	12.9	4	67%	<u>1, 2, 3, 5, 6</u>
4096 Via Real	2.68	Camper Park	CPD/R Overlay (20)	Residential only	Completed	16	43	80%	<u>1, 2, 3, 4, 5, 6</u>
5585 Carpinteria Ave	0.97	Motel	CPD (20)	Motel Addition addition	Completed	n/a	0	n/a	<u>n/a</u>
5464 Carpinteria Ave	3.76	Office	CPD (20)	Senior Assisted Living assisted living	Completed	20.2	70	100%	<u>1, 2, 3, 5, 6</u>
6380 Via Real (Phase 1)	25.3 13.0	Vacant	M-RP (20)	Mixed use	Residential Portion Completed	5.6	73	28%	<u>1, 2, 3, 5, 6</u>
4819 Carpinteria Ave	0.22	Gas station	CB/ VC Overlay (20)	Mixed use	Building Permit Issued	9.1	2	50%	<u>1, 2, 3, 5, 6</u>
1222 Cravens Ln (Underutilized Site 1)	1.87	Storage	CPD/R Overlay (20)	Commercial addition	<u>Planning Permit</u> Approved	n/a	0	n/a	<u>n/a</u>
5464 Carpinteria Ave	1.81	Parking Lot	CPD (20)	Senior assisted living	<u>Planning Permit</u> Approved	27.6	50	138%	<u>1, 2, 3, 5, 6</u>
4675 Carpinteria Ave	0.11	Vacant	CPD (20)	Mixed use	<u>Planning Permit</u> Approved	18.2	2	100%	<u>1, 2, 3, 4, 5, 6</u>
700 Linden Ave	0.69	Commercial	CB (20)	Commercial adaptive reuse/addition	<u>Planning Permit</u> Approved	n/a	0	n/a	<u>n/a</u>
6250 Via Real (Candidate Site 4)	8.47	Storage	M-RP (20)	Commercial addition	<u>Planning Permit</u> Approved	n/a	0	n/a	<u>n/a</u>
4253 Carpinteria Ave	0.26	2 SFDs	CPD/R Overlay (20)	Residential only	<u>Planning Review</u> Pending	19.2	5 (3 net)	96%	<u>1, 2, 3, 5, 6</u>
4209 Carpinteria Ave	0.26	Outdoor Storage/Yard	CPD/R Overlay (20)	Mixed use	<u>Planning Review</u> Pending	15.4	2	77%	<u>1, 2, 3, 5, 6</u>
6380 Via Real (Phase 2) (Candidate Site 5)*	8.46	Vacant	M-RP (20)	Mixed use	<u>Planning Review</u> Pending	13.1 21.2 18.4	111 179 159	65 106 92%	<u>1, 2, 3, 5, 6</u>
1135 Eugenia Pl (Ptn of Candidate Site 13)	0.80	Commercial condos	CPD (20)	Mixed use (convert condos to residential)	<u>Planning Review</u> Pending	2.5	2	16%	<u>2, 3, 4, 6</u>

Project/Address	Parcel Size (acres)	Prior Use	Zoning/ Max Density (units/acre)	Project Type	Status	Project Density (units/ac)	Residential Units	% of Allowed Density	<u>Site Identification Criteria Met</u>
4110 Via Real	2.62	Church	CPD/R Overlay (20)	Hotel	<u>Planning Review</u> Pending	n/a	0	n/a	<u>n/a</u>
499 Linden Ave	1.15	Parking Lot	CPD (20)	Hotel	<u>Planning Review</u> Pending	n/a	0	n/a	<u>n/a</u>

Source: City of Carpinteria, 2023

* The residential portion of 6380 Via Real was developed on 13 acres of the 25.3 acre site. The office portion of the approved project has not been completed and the property owner recently submitted a proposal for a new mixed use development on that portion of the site, identified as Candidate Site 5 in Table B-6 (see details in table above and Appendix B, Figure B-4).

Table B-2a
Development Trends on Sites with Non-Residential Zoning, 2015 – 2023

Project Type	Number of Projects	% of Total Projects	Average % of Maximum Density
All Projects on Non-Residential Zoned Sites			
Residential Only	5	30%	96%
Mixed Use	6	35%	6261%
Non-Residential	6	35%	n/a
Total Projects	17		
Projects on Sites with R Overlay			
Residential & Mixed Use	4	67%	80%
Non-Residential Only	2	33%	n/a
Total Project on R Overlay Sites	6		

R Overlay Sites (Table B-5)

Sites listed in Table B-5 have zoning designations that allow either stand-alone residential or mixed uses. ~~In addition to the factors discussed under Site Identification above, while there are many other non-vacant properties in the City with non-residential zoning that allow mixed use, only sites larger than ½ acre and allowing stand-alone residential use were included in Table B-5.~~

With the exception of Site 12, 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. Site 12 is zoned PUD which allows residential as well as non-residential uses. No density is specified for the PUD zone. The owner of Site 12 recently submitted an application for a resort development including a 41-unit lower-income affordable housing development to be leased to, and operated by People's Self Help Housing. For the purposes of the site inventory, these recently proposed units have not been included.

Several of the smaller sites listed in Table B-5 have existing older residential units that could be removed and replaced with an increased number of units based on the R Overlay zoning designation. Table B-5 identifies potential net new units for sites with existing residential units. As noted in Program 1 of the Housing Plan, any development that would demolish existing housing units shall be subject to the affordable housing replacement requirements of Government Code § 65583.2(g)(3). Some of the underutilized sites have Flood Hazard and/or Coastal Appeals Overlays over all or a portion of the site as indicated in detail for each site in Figure B-3. However, neither of these overlay designations would preclude infill development or redevelopment at the maximum allowed density- because the City has established practices for ensuring that properties located in areas subject to coastal hazards such as flooding and sea level rise can be developed consistent with coastal and flood protection policies while achieving maximum allowed densities. (See further analysis in Environmental Constraints section below.) The City also has policies that allow and encourage clustering of development on project sites to avoid impacts to resources or other site constraints. For example, the City calculates allowed density based on gross rather than net acreage and counts areas containing sensitive habitat toward a project's open space requirements. This allows development to avoid constraints while maximizing density.

The realistic density assumed for these parcels with the R Overlay is based upon development trends for similar sites. As shown in Table B-2a, there have been six projects on sites with the R Overlay between 2015 and March 2023. Four of those projects include residential or mixed use

development at an average of 80% of the maximum allowed density of 20 units per acre. ~~Therefore~~The sites with R Overlay zoning developed with residential or mixed uses between 2015 and March 2023 (Table B-2) and those included in the current site inventory (Table B-5), are of similar size, an average of 1.28 acres for the former and 1.21 acres for the latter. Further, all of the R Overlay sites in the development trends analysis had existing uses and were redeveloped with new residential units. Therefore, based on the development trends for sites with similar characteristics, the site inventory for sites with the R Overlay assumes development of the identified sites will occur at a density of 80% of the maximum density, 16 units per acre. Further, to account for sites that may not be developed with residential uses, the estimated number of units was reduced to 67% of the total possible, consistent with development trends. ~~This resulted in a capacity of 125 units on the sites identified in Table B-5.~~

~~While all~~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 in size are considered suitable for lower-income units. All of the sites listed in Table B-5 are larger than ½one-half acre with allowed densities of 20 units per acre and are therefore considered suitable for lower-income housing based on the default density provisions of State law, the Some sites include multiple adjacent parcels that individually are less than one-half acre. Government Code § 65583.2(c)(2)(A) does not define “site” for purposes of the half acre threshold, nor limit the definition of site to one parcel. The City has conservatively assigned all sites smaller than one acre and all individual parcels smaller than one-half acre to the moderate-income category for purposes of the sites inventory analysis. Details on the number of units and affordability levels assumed for each parcel are included in Figure 3.

Other Underutilized Sites (Table B-6)

Underutilized parcels allowing residential in combination with other uses and having potential for additional residential development are shown in Table B-6. Details for these sites are provided in Figure B-4. Because the current zoning designations do not allow stand-alone residential use, these parcels are also identified as candidate sites for rezoning to create additional incentives for residential development by applying the R Overlay, which would allow stand-alone residential use as an alternative to the uses allowed by the existing base zoning designation (see discussion of Candidate Sites for Rezoning below).

Sites in Table B-6 were selected from approximately 150 parcels with non-residential zoning that allow residential use based on ~~factors including age of buildings, signs of deferred maintenance or functional obsolescence, lower value uses, property owner interest, and close proximity to amenities such as services, schools, employment, and public transportation (see additional discussion in Site Identification above).~~the site identification criteria discussed above.

With the exception of two sites with agricultural zoning, all of the sites listed in Table B-6 currently allow multi-family residential use at a density of 20 units/acre mixed with non-residential uses. For the purposes of determining the number of units likely to be developed on these sites, the City assumed the sites would be redeveloped at ~~6261~~6261% of the maximum allowed density based on recent development trends for mixed use development sites with non-residential zoning as shown in Tables B-2 and B-2a. The “Current Mixed Use Potential” column in Table B-6 lists the potential net new units for each site under existing zoning, ~~1,006 mixed use units total.~~ As indicated by recent development trends, only 35% of sites that allow mixed uses including residential have been developed with residential units between 2015 and 2023. Therefore, the total Current Mixed Use Potential for the sites in Table B-6 was reduced to 35% of the total potential units for purposes of the RHNA analysis, ~~that is a capacity of 355 units.~~

All of the sites listed in Table B-6 are cumulatively larger than ½one-half acre and allow 20 units per acre. ~~As such, While~~ they may be considered suitable for lower-income housing based on the

default density provisions of State law.—However, the City has conservatively assigned ~~25~~50% of the predicted units to the moderate-income category and the remaining ~~75~~50% to the above-moderate category for purposes of the RHNA sites inventory analysis.

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 interests~~ six months since the current ADU Ordinance became effective, the City ~~anticipates construction~~ has received 20 ADU building permit applications, of ~~approximately 20~~ which seven have received building permits to date.

Based on methodology described in HCD’s Site Inventory Guidebook, the City conducted an analysis of regional production of ADUs to estimate the number of ADUs that would be produced in Carpinteria in the current planning period. Given the lack of historic ADU production in the City, the City used estimated ADU production in the city of Santa Barbara to estimate a “base” ADU production rate.

Regional ADU Trends Analysis

	City of Santa Barbara
<u>Estimated ADUs in planning period</u>	<u>629</u>
<u>ADUs per capita</u>	<u>.007</u>
<u>ADUs per housing unit</u>	<u>.016</u>

Trend applied on per capita and per housing unit basis to Carpinteria for planning period

Approx. 90-100 total or 12 annually

Based on Census 2020 ACS data for population and housing units.

Based on trends in the nearby city of Santa Barbara, the City estimates a “base” ADU production of 12 units per year or 96 units for the planning period. In addition, there is deferred demand for ADU development in Carpinteria as compared to the city of Santa Barbara where State law changes that expanded ADU production went into effect in January 2017. This deferred demand is evidenced by the fact that in the first six months the City’s current ADU regulations have been in place, the City has received 20 permit applications and has issued seven building permits. Given the current trend of pending and approved ADUs over the past six months, the City conservatively estimates that in addition to the base ADU production, the annual rate of production in 2023 and 2024 will include an additional 8 units per year. Therefore, estimated ADU projection during the planning period– is as follows:

96 base units + 16 deferred demand units = 112 ADUs

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~~has also ~~provide~~provided 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~~are 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, the City reviewed a December 2020 analysis of ADU affordability prepared by the Southern California Association of Governments.³ 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.

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 the lower income categories. Therefore, State law requires the City to take proactive steps to create additional opportunities for affordable 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

³ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

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 to~~ provide additional opportunities for affordable housing are identified in Table B-6. ~~As discussed above, The~~ candidate sites were identified based on ~~a preliminary evaluation of the site identification criteria discussed above. Only sites that met at least three of the six criteria are included factors such as existing underutilization, physical conditions such as vacant buildings, age of structures and environmental constraints, proximity to services and transportation, and development interest in the list.~~ These sites are currently zoned Commercial, Industrial/Research Park, Industrial, and Agriculture and a zoning amendment is proposed to add the **Residential (R)R** Overlay designation to sufficient sites to allow new stand-alone housing development to accommodate the shortfall of potential lower-income sites compared to the RHNA allocation (see Program 1 in the Housing Plan). As noted in Table B-6, multi-family residential use is currently allowed on most of these parcels in combination with a non-residential use; however, the proposed R Overlay would expand the permitted uses to also allow stand-alone residential use to provide additional incentives for residential development. The City intends to implement Program 1 consistent with the *Martinez v. City of Clovis*, other applicable case law and HCD regulations interpreting the requirements of Government Code § 65583.2(h) and (i) to ensure that the City has adequate sites to accommodate the City's lower-income RHNA allocation. Program 1 includes a commitment to ensure sites rezoned with the R Overlay to accommodate the city's RHNA shortfall will not retain underlying residential densities lower than 20 units per acre.

Cumulatively, ~~these~~the candidate sites have the potential capacity for over 2,000 new housing units, including 1,932 lower income units; therefore, not all of the candidate sites are needed to fully accommodate the lower-income 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. In addition, the City will continue to work with the Coastal Commission to ensure the rezoning program is implemented consistent with the Coastal Act. Because the City is entirely within the Coastal Zone, pursuant to the Coastal Act, the Coastal Commission must approve the amendments to the City's local coastal program before rezones and other zoning code amendments become effective. 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~~establish 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~~Figures 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.2, 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.⁴

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 in the site inventory may not accommodate development due to environmental constraints, e.g., required watercourse or sensitive habitat setbacks, City policy encourages clustering development elsewhere on the site which would allow the estimated densities to be achieved. For example, the City calculates allowed density based on gross rather than net acreage and counts areas containing sensitive habitat toward a project's open space requirements. This allows development to avoid constraints while maximizing density. The City also has established practices for ensuring that properties located in areas subject to coastal hazards such as flooding and sea level rise can be developed consistent with coastal and flood protection policies while achieving maximum allowed densities. Recent examples of this include the permitted residences at 4285 Carpinteria Avenue, 4716 Seventh Street, 4675 Carpinteria Avenue, 4818 Dorrance Way and 4610 Fourth Street where projects were designed to ensure finished floors were raised above the base flood elevation. These sites are similar to Underutilized Sites 8 through 11, which are subject to coastal and flood hazards. The recently completed development at 4285 Carpinteria Avenue is immediately adjacent to Underutilized Site 8.

⁴ <https://cvwd.net/doc/4371/>

Table B-3
Completed, Approved and Pending Projects

Project/Address	APN	Parcel Size (acres)	Zoning	Project Type	Project Density (units/ac)	# of Units*	% of Max Density	Status	Anticipate d Completion Date	Site Identificati on Criteria Met
4285 Carpinteria Ave	003-212-030	0.31	CPD/ R Overlay	Residential only	12.9	4	67%	Completed	<u>n/a</u>	<u>1, 2, 3, 5, 6</u>
1335 Vallecito Place	003-142-032	1.26	7- R-1	Residential only	4.0	5	100%	Completed	<u>n/a</u>	<u>1, 3, 4, 5, 6</u>
1112 Linden Avenue	004-041-001	0.25	PRD-20	Residential only	16.0	4 (2 net)	80%	Completed	<u>n/a</u>	<u>1, 2, 3, 4, 5, 6</u>
650 Concha Loma Dr	003-340-008	0.43	6-R-1	Residential only	2.3	1	100%	Under construction	<u>2023</u>	<u>1, 3, 5, 6</u>
5567 Calle Arena	003-382-014	0.17	6-R-1	Residential only	5.9	1	100%	Under construction	<u>2023</u>	<u>1, 3, 5, 6</u>
4819 Carpinteria Ave	003-253-008	0.22	CB	Mixed use	9.1	2	50%	Building Permits issued	<u>2026</u>	<u>1, 2, 3, 5, 6</u>
4716 Seventh Street	003-301-020	0.25	PRD-15	Residential only	12.0	3 (2 net)	100%	In Building Permit review	<u>2025</u>	<u>1, 3, 5, 6</u>
4675 Carpinteria Ave	003-242-007	0.11	CPD	Mixed use	18.2	2	100%	Planning Permit Approved	<u>2025</u>	<u>1, 2, 3, 5, 6</u>
4905 Eighth Street	003-311-001	0.19	PRD-20	Residential only	15.8	3 (2 net)	100%	Planning Permit Approved	<u>2025</u>	<u>1, 3, 4, 5, 6</u>
5464 Carpinteria Ave	001-070-065 & 066	1.81	CPD	Senior assisted living	27.6	50	138%	Planning Permit Approved	<u>2028</u>	<u>1, 2, 3, 5, 6</u>

Project/Address	APN	Parcel Size (acres)	Zoning	Project Type	Project Density (units/ac)	# of Units*	% of Max Density	Status	Anticipated Completion Date	Site Identification Criteria Met
<u>4818 Dorrance Way</u>	<u>003-440-013</u>	<u>0.13</u>	<u>PRD-20</u>	<u>Residential only</u>	<u>7.7</u>	<u>1</u>	<u>50%</u>	<u>Planning Permit Approved</u>	<u>2024</u>	<u>1, 3, 5, 6</u>
<u>4610 Fourth Street</u>	<u>003-431-005</u>	<u>0.27</u>	<u>PRD-20</u>	<u>Residential only</u>	<u>7.4</u>	<u>2 (1 net)</u>	<u>40%</u>	<u>Planning Permit Approved</u>	<u>2024</u>	<u>1, 3, 5, 6</u>
4775 Seventh Street	003-303-018	0.17	PRD-20	Residential only	17.6	3 (2 net)	100%	Planning review pending Review Pending	<u>2025</u>	<u>1, 3, 4, 5, 6</u>
4253 Carpinteria Ave***	003-212-029	0.26	CPD/R overlay	Residential only	19.2	5 (3 net)	96%	Planning review pending Review Pending	<u>2026</u>	<u>1, 2, 3, 5, 6</u>
<u>4818 Dorrance Way</u>	<u>003-440-013</u>	<u>0.13</u>	<u>PRD-20</u>	<u>Residential only</u>	<u>7.7</u>	<u>1</u>	<u>50%</u>	Planning review pending		
5559 Calle Arena	003-382-012	0.17	6-R-1	Residential only	5.9	1	100%	Planning review pending Review Pending	<u>2025</u>	<u>1, 3, 5, 6</u>
<u>6380 Via Real (Phase 2)</u>	<u>001-190-097</u>	<u>8.46</u>	<u>M-RP</u>	<u>Mixed use</u>	<u>18.4</u>	<u>159</u>	<u>92%</u>	<u>Planning Review Pending</u>	<u>2028</u>	<u>1, 2, 3, 5, 6</u>
<u>4610 Fourth Street</u> <u>4745 Carpinteria Ave</u>	<u>003-431-005</u> <u>251-021</u>	<u>0.27</u> <u>93</u>	<u>PRD-20</u> <u>CPD</u>	<u>Residential only</u> <u>Mixed use</u>	<u>7.4</u> <u>25.8</u>	<u>2 (1 net)</u> <u>24</u>	<u>40</u> <u>129%</u>	Planning review pending Review Pending	<u>2027</u>	<u>1, 2, 3, 5, 6</u>
Totals						<u>79</u> <u>259 net units</u>	<u>88%</u> <u>91%**</u>			

Source: City of Carpinteria, 2023

*All units assumed to be above-moderate income category except at 4745 Carpinteria Ave 3 lower income units are pending as part of a density bonus project.

**-Project revisions anticipated to replace 2nd floor office with additional residential units.

***4253 Carpinteria Ave is part of Underutilized Site 8 (see Table B-5). For the purposes of the site inventory analysis, the 5 (3 net) units proposed by the pending project are counted as above-moderate units. No lower-income units are assumed for this parcel in the site inventory.

****Sites zoned to allow multi-family residential and 100% residential development (i.e., PRD zoning) are being developed at 78% of maximum allowed density.

**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	46 15	32	No constraints, Identified as lower-income site in two prior housing element cycles
Plum Street (no address)	003-210-005	0.13	CPD/ R-Overlay	20	46	2	No constraints, Identified as lower-income site in 5th housing element cycle
Olive Avenue (no address)	003-360-017	0.21	MDR/ PRD-10	10	87.5	1	Possible ESHA onsite
Olive Avenue (no address)	003-360-015	0.41	MDR/ PRD-10	10	87.5	3	Possible ESHA onsite
190 Holly Avenue	003-481-014	0.23	MDR/ PRD-20	20	46 15	23	Flood control channel on portion of site, Identified as lower-income site in 5 th housing element cycle
Eighth Street (no address)	003-252-021	0.17	MDR/ PRD-15	15	42 11	21	Vacant – no constraints, Identified as moderate-income site in 5 th housing element cycle
Total – Moderate						43 10	
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, 2023

*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 ~~89~~75% 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)	<u>Potential Units*</u> Realistic Density	<u>Notes</u> Potential Units*	<u>Site Identification Criteria</u> Met <u>Notes</u>
Site 1	004-013-027	1.90	GC/ CPD/R	Self storage; adjacent to MF	20	30 (29 net) lower 46	<u>Lower value use</u> <u>Adjacent to MF</u> <u>Near transit</u> 30 (29 net) lower	<u>1, 2, 4, 5</u> Lower value use <u>Adjacent to MF</u> <u>Near transit</u>
Site 3	004-013-017	0.80	GC/ CPD/R	Older motel; adjacent to Site 4	20	46 <u>12 moderate</u>	<u>Older budget motel</u> <u>Lot consolidation potential</u> <u>Near transit</u> 12 moderate	<u>1, 2, 3, 4, 5</u> Older budget motel <u>Lot consolidation potential</u> <u>Near transit</u>
Site 4	004-013-015	1.48	VC/ CPD/R	Older multi-tenant commercial; adjacent to Sites 3 & 5	20	<u>23 lower</u> 46	<u>Older buildings</u> <u>Lower-value use</u> <u>Lot consolidation potential</u> <u>Near transit</u> 23 lower	<u>1, 2, 3, 4, 5</u> Older buildings <u>Lower-value use</u> <u>Lot consolidation potential</u> <u>Near transit</u>
Site 5	004-013-016	1.98	VC/ CPD/R	Older 124-room motel w/large parking lot; adjacent to Site 4	20	32** <u>31 lower</u>	<u>Older budget motel</u> <u>Large parking lot</u> <u>Property owner interest in residential conversion and has reached out to an affordable housing provider</u> 63 lower	<u>1, 2, 3, 4, 5, 6</u> Older budget motel <u>Large parking lot</u> <u>Property owner interest in residential conversion and has reached out to an affordable housing provider</u>
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	46 <u>15 moderate</u>	<u>Lower-value use</u> <u>Older buildings</u> <u>Partially vacant</u> 45 moderate	<u>1, 2, 3, 4, 5</u> Lower value use <u>Older buildings</u> <u>Partially vacant</u>
Site 7	003-210-001 003-210-002	0.91	GC/ CPD/R/	Older SFR units w/deferred maintenance	20	46 <u>14 (6 net) moderate</u>	<u>Older buildings</u> <u>Deferred maintenance</u>	<u>1, 3, 4</u> Older buildings

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Potential Units* Realistic Density	NotesPotential Units*	Site Identification Criteria MetNotes
	003-210-003 003-210-005 003-210-006						<u>Adjacent to MF</u> <u>Near services</u> 14 (6 net) moderate	Deferred maintenance 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	46 16 (13 net) moderate**	<u>Older buildings</u> <u>Deferred maintenance</u> <u>1 unimproved parcel</u> <u>Adjacent to MF</u> <u>Near services</u> 20 (15 net) lower	1, 3, 6 Older buildings Deferred maintenance 1 unimproved parcel Adjacent to MF Near services
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	46 18 (11 net) moderate	<u>Older buildings</u> <u>Deferred maintenance</u> <u>Adjacent to MF</u> <u>Near services</u> 18 (11 net) lower	1, 2, 3 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	46 11 (3 net) moderate	<u>Older buildings</u> <u>Adjacent to MF</u> <u>Near services</u> 11 (3 net) moderate	1, 2, 3 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	46 14 (10 net) moderate	<u>Older buildings</u> <u>Deferred maintenance</u> <u>Adjacent to MF</u> <u>Near services</u> 14 (10 net) moderate	1, 2, 3 Older buildings Deferred maintenance Adjacent to MF Near services
Site 12	001-170-010 001-170-130	27.53	PUD	Agriculture & Driving range	n/a	4-5 41 lower***	<u>Pending application for resort development. Includes 41-unit</u> <u>lower***income affordable</u>	1, 2, 3, 5, 6 Pending

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Potential Units* Realistic Density	NotesPotential Units*	Site Identification Criteria MetNotes
							housing development to be leased to, and operated by People's Self Help Housing.	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				124 net lower, 70 net moderate	182 net lower, 46 net moderate	

Source: City of Carpinteria, 2023

*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 and individual parcels included in sites that are smaller than one-half acre to the moderate-income category. Based on development trends during the prior planning period, the City also assumed the realistic development potential for sites with the R Overlay would be 80% of the maximum allowed density of 20 units/acre.

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

***Pending project for 5 (3 net) above-moderate units on APN 003-212-029 (see Table B-3); 16 (13 net) potential moderate-income units assumed on remainder of site for purposes of the site inventory analysis.

***Based on project description for submitted Development Plan application. These units are not included in the site inventory.

Table B-6
Candidate Opportunity Sites Summary

MapSite #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min- Max Density	Max- Density Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes & Site Identification Criteria Met
Site 1												
No Address	001-080-040	4.54	AG, OSR	A-10	AG, OSR	R Overlay	20-25	2590	90	Agriculture		No buildings Lot consolidation potential Near transit & services Property owner interest Previously-approved by City for MFR (Criteria 1, 3, 5, 6)
	001-080-002	8.24	AG	A-10	AG	R Overlay	20-25	25164	164	Agriculture		
	001-080-030	3.11	AG	A-10	AG	R Overlay	20-25	2562	62	Agriculture		
Subtotal		15.81						316	316		0	
Site 2												
5800 Via Real	001-080-041	14.09***	AG	A-10	AG	R Overlay	20-25	25200	284200	Agriculture		Low value buildings Lot consolidation potential Near transit & services Previously-approved by City for MFR (Criteria 1, 3, 5, 6)
	001-080-035	2.11	AG	A-10	AG	R Overlay	20-25	2542	42	Agriculture		
Subtotal		16.74						242	323242		0	
Site 3												
1000 Bega Way	001-180-006	4.46	RDI	M-RP	RDI	R Overlay	20-25	2589	89	Industrial Research		Lot consolidation potential Near transit & MF (Criteria 2, 4, 5)
1010 Bega Way	001-180-041	4.47	RDI	M-RP	RDI	R Overlay	20-25	2589	89	Industrial Research		
Subtotal		9.68						178 (175 net)	178 (175 net)		120 (117 net) (115 net)	
Site 4												
6250 Via Real	001-180-064	2.05	RDI	M-RP	RDI	R Overlay	20-25	2541	41	Storage		Older, lower-value buildings Lot consolidation potential Near transit & MF (Criteria 1, 2, 4, 5)
6250 Via Real	001-180-065	2.14	RDI	M-RP	RDI	R Overlay	20-25	2542	42	Storage		
6250 Via Real	001-180-066	2.14	RDI	M-RP	RDI	R Overlay	20-25	2542	42	Storage		
6250 Via Real	001-180-067	2.14	RDI	M-RP	RDI	R Overlay	20-25	2542	42	Storage		
Subtotal		8.47						167 (166 net)	167 (166 net)		105 (104 net) (102 net)	
Site 5												
6380 Via Real	001-190-097	8.46	RDI	M-RP	RDI	R Overlay	20	25	169	Vacant land		Near transit & MF

MapSite #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min- Max Density	Max- Density Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes & Site Identification Criteria Met
Subtotal		8.46							169***		105	Property-owner interest Pending Mixed-Use Project Application
Site 6												
6385 Cindy Lane	001-190-025	4	RDI	M-RP	RDI	R Overlay	20-25	2580	80	Industrial Research		Vacant buildings Older, lower-value buildings Near transit Lot consolidation potential (Criteria 1, 2, 4)
1005 Mark Avenue	001-190-068	1.69	RDI	M-RP	RDI	R Overlay	20-25	2533	33	Industrial Research		
6388 Rose Lane	001-190-073	1.01	RDI	M-RP	RDI	R Overlay	20-25	2520	20	Industrial Research		
1013 Mark Avenue	001-190-084	1.24	RDI	M-RP	RDI	R Overlay	20-25	2524	24	Industrial Research		
6382 Rose Lane	001-190-086	2.67	RDI	M-RP	RDI	R Overlay	20-25	2553	53	Industrial Research		
Subtotal		10.58						210	210		434129	
Site 7												
6390 Cindy Lane	001-190-023	2.25	RDI	M-RP	RDI	R Overlay	20-25	2545	45	Industrial Research		Vacant buildings Older, lower-value buildings Near transit Lot consolidation potential (Criteria 1, 2, 4)
6392 Via Real	001-190-091	1.25	RDI	M-RP	RDI	R Overlay	20-25	25	25	Industrial Research		
	001-190-092	1	RDI	M-RP	RDI	R Overlay	20-25	2520	20	Industrial Research		
	001-190-093	1	RDI	M-RP	RDI	R Overlay	20-25	2520	20	Industrial Research		
Subtotal		5.51						110	110		6567	
Site 8												
1000 Mark Ave	001-190-099	1.28	RDI	M-RP	RDI	R Overlay	20-25	25	25	Industrial Research		Older buildings Near transit Under-utilized parking lot Lot consolidation potential (Criteria 1, 2, 4, 5)
	001-190-100	1	RDI	M-RP	RDI	R Overlay	20-25	2520	20	Industrial Research		
6402 Cindy Lane	001-190-101	1.23	RDI	M-RP	RDI	R Overlay	20-25	2524	24	Industrial Research		
	001-430-011	6.51	RDI	M-RP	RDI	R Overlay	20-25	25130	130	Industrial Research		
Subtotal		10.02						199	199		424122	
Site 9												
	001-430-008	4.49	RDI	M-RP	RDI	R Overlay	20-25	2589	89	Vacant		No buildings Near transit (Criteria 1, 2, 5)
Subtotal		4.49						89	89		5655	
Site 10												
5320 Carpinteria Ave	001-070-058	1.08	GC	CPD	GC	R Overlay	20-25	2521	21	Commercial		Older buildings Vacant space Near transit & services Adjacent to MF
Subtotal		1.08						21	21		13	

MapSite #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min- Max Density	Max- Density Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes & Site Identification Criteria Met
												(Criteria 1, 2, 3, 4, 5)
Site 11												
	003-280-005	0.03	GC	CPD	GC	R Overlay	20-25	250	0	Vacant		Older buildings Vacant parcel Lot consolidation potential Near transit & services Adjacent to MF Development interest (Criteria 1, 2, 3, 5)
5437 Carpinteria Ave	003-280-017	1.95	GC	CPD	GC	R Overlay	20-25	2539	39	Residential Apartments		
Subtotal		1.98						39 (25 net)	39 (25 net)		24 (10 net)	
Site 12												
1160 Eugenia Pl	003-162-009	1.93	GC	CPD	GC	R Overlay	20-25	2538	38	Commercial		Older buildings Vacant buildings Lot consolidation potential Near transit & services Adjacent to residential Development interest (Criteria 1, 2, 3)
1145 Eugenia Pl	003-162-011	1.59	GC	CPD	GC	R Overlay	20-25	2531	31	Commercial		
1155 Eugenia Pl	003-162-012	1.15	GC	CPD	GC	R Overlay	20-25	2523	23	Commercial		
Subtotal		4.66						92	92		5857	
Site 13												
1101 & 1135 Eugenia Pl	003-870-CA1	0.80	GC	CPD	GC	R Overlay	20-25	2516	16	Commercial condos		Older buildings Near transit & services Interest in residential use (Criteria 1, 2, 3, 4)
Subtotal		0.80						16	16		10	
Site 14												
	003-860-CA1	1	GC	CPD	GC	R Overlay	20-25	2520	20	Commercial condos		Older buildings with vacancies Near transit & services (Criteria 1, 2, 3, 4)
1065 Eugenia Pl	004-041-011	0.16	GC	CPD	GC	R Overlay	20-25	253	30	Commercial		
1056 Eugenia Pl	004-041-012	0.25	GC	CPD	GC	R Overlay	20-25	255	50	Commercial		
1090 Eugenia Pl	004-041-015	0.47	GC	CPD	GC	R Overlay	20-25	259	90	Commercial		
Subtotal		1.88						37 (35 net)	20 (19 net) (35 net)		23 (21 net)	
Site 15												

MapSite #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min- Max Density	Max- Density Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes & Site Identification Criteria Met
4602 Carpinteria Ave	004-039-002	0.40	GC	CPD	GC	R Overlay	20-25	258	80	Commercial		Lower-value buildings Parcels for sale Lot consolidation potential Development interest Near transit & services (Criteria 1, 2, 3, 6)
4610 Carpinteria Ave	004-039-009	1.14	GC	CPD	GC	R Overlay	20-25	2522	22	Commercial		
4620 Carpinteria Ave	004-039-010	0.91	GC	CPD	GC	R Overlay	20-25	2518	18	Commercial		
Subtotal		2.45						48	4840		30	
Site 16												
4621 Carpinteria Ave	003-242-002	0.22	GC	CPD	GC	R Overlay	20-25	254	40	Commercial & Manufacturing		Older low-value buildings Near transit & services Parcel for sale (Criteria 1, 2, 3)
4631 Carpinteria Ave	003-242-003	0.33	GC	CPD	GC	R Overlay	20-25	256	60	Commercial & Residential		
4643 Carpinteria Ave	003-242-026	0.11	GC	CPD	GC	R Overlay	20-25	252	20	Residential-SFD		
Subtotal		0.67						12 (9 net)	12 (90 0 net)		8 (5 net)	
Site 17												
4745 Carpinteria Ave	003-251-021	0.93	VC/GC	CPD	VC/GC	R Overlay	20	25	48	Commercial		Older low-value buildings Near transit & services Development interest
Subtotal		0.93							48		12	
Site 18												
	003-151-017	0.16	GC	CPD	GC	R Overlay	20-25	253	30	Vacant & Residential		Lot consolidation potential Older low-value buildings Near transit & services Development interest (Criteria 1, 2, 3, 5, 6)
1095 Holly Avenue	003-151-018	0.20	GC	CPD	GC	R Overlay	20-25	254	40	Residential-SFD		
4760 Carpinteria Ave	004-039-007	1.10	GC	CPD	GC	R Overlay	20-25	2522	22	Commercial		
Subtotal		1.47						29 (28 net)	22 (2229 28 net)		18 (17 net)	
Site 19												
5201 Sixth Street	004-105-010	2.35	GI	M	GI	R Overlay	20-25	2547	47	Industrial		Lot consolidation potential Older low-value buildings
546 Walnut Street	004-105-006	0.94	GC	CPD	GC	R Overlay	20-25	2518	18	Commercial		

MapSite #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min- Max Density	Max- Density Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes & Site Identification Criteria Met
Subtotal		3.29						65	65		4440	Pending vacancy Near transit & services (Criteria 1, 2, 3, 4, 5)
Site 20												
592 Palm Avenue	003-360-012	0.19	GC	CPD	GC	R Overlay	20-25	253	30	Commercial		Lot consolidation potential Older low-value buildings Near transit & services Adjacent to MF (Criteria 1, 2, 3)
586 Palm Avenue	003-360-013	0.23	GC	CPD	GC	R Overlay	20-25	254	40	Commercial		
510 Palm Avenue	003-360-016	0.35	GC	CPD	GC	R Overlay	20-25	257	70	Commercial		
Subtotal		0.77						14 (11 net)	44 (110 net)		40 (79 (6 net)	
Site 21												
6155 Carpinteria Ave	001-180-040	2.94	RDI	M-RP	RDI	R Overlay	20-25	2558	5958	Industrial		Older low value building Vacant parcel Pending vacant building Near transit Development interest (Criteria 1, 2, 5, 6)
6175 Carpinteria Ave	001-180-032	3.37	RDI	M-RP	RDI	R Overlay	20-25	2567	67	Vacant		
Subtotal		6.31						125	426125		78	
TOTALS		116.04						2,090 (2,063 net)	2,278 (2,2541,951 (1,932 net)		4033 (1,006903 (876 net)	

Source: City of Carpinteria, 2023

*All sites parcels over one-half acre are assumed suitable for lower-income housing based on default density provisions of State law.

**Current mixed use potential based on assumption sites would be developed at 62.61% of maximum allowed density based on recent trends for development on sites with non-residential zoning. See Table B-2a and discussion in section Section c. Non-Vacant Underutilized Sites.

***Pending application for Site 5 proposes two scenarios: Option 1—111 units, Option 2—179 units. Estimated density for this For the purposes of the site inventory analysis is 169, pursuant to the definition of "site" in Government Code Section 65583.2(c)(1)(B), a 10 acre portion of the 14.09 acre parcel is a candidate for rezoning with the R Overlay to accommodate lower income housing. The 10 acre site can be assumed to accommodate 200 lower income units based on minimum density of 20 units/acre with R overlay.

See additional site details in Figure B-4.

Figure B-1a
Underutilized Sites Map



Figure B-1b
Underutilized Sites Map



Figure B-2a
Candidate Opportunity Sites Map



Figure B-2b
Candidate Opportunity Sites Map

