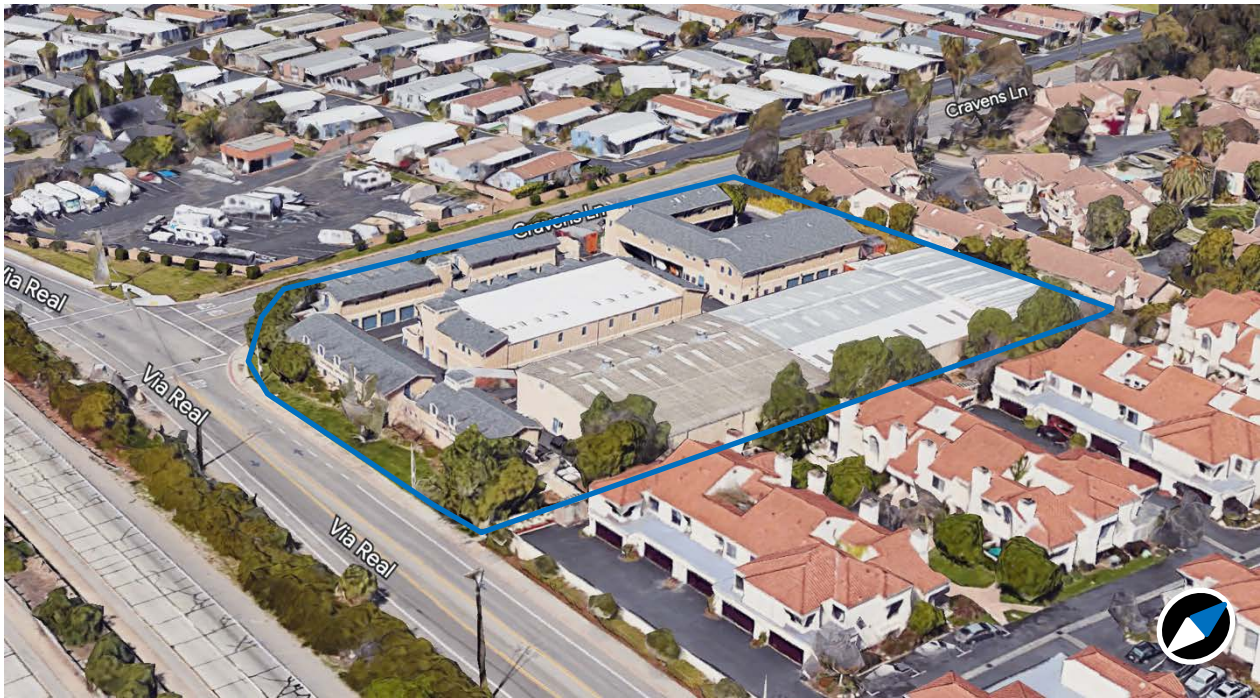


Figure B-3  
Underutilized Sites Details

Underutilized 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:	30 (29 net)
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 &amp; 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. 30 units @ 80% of max density (29 net)

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>1</sup>

## Owner Interest:

- Unknown at this time

---

<sup>1</sup> 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/R
Allowed Density	20 du/ac
Potential Units	30 (29 net)



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**



Underutilized 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 &amp; 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 @ 80% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>2</sup>

## Owner Interest:

- Unknown at this time

---

<sup>2</sup> 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/R
Allowed Density	20 du/ac
Potential Units	12



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth



Underutilized 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:	23
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Zoning &amp; 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. 23 units @ 80% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>3</sup>

## Owner Interest:

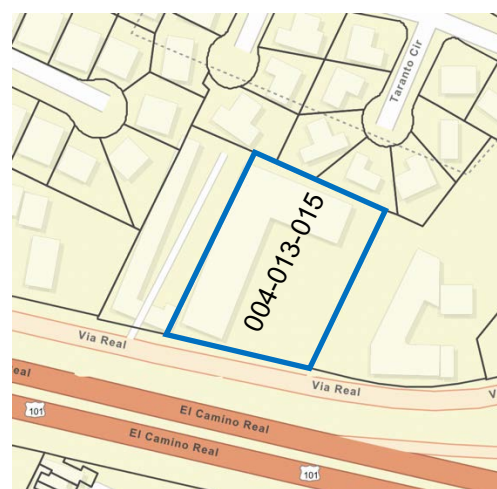
- Unknown at this time
- Partially vacant / listed for lease

---

<sup>3</sup> 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/R
Allowed Density	20 du/ac
Potential Units	23



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Underutilized 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:	31
Income Target:	Lower Income
Existing Use:	Motel
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

## Existing Zoning &amp; 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. 63 units based on property owner interest and outreach to affordable housing provider; however, for the purposes of the site inventory analysis, build out of approx. 31 units at 80% of max density was assumed

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>4</sup>

## Owner Interest:

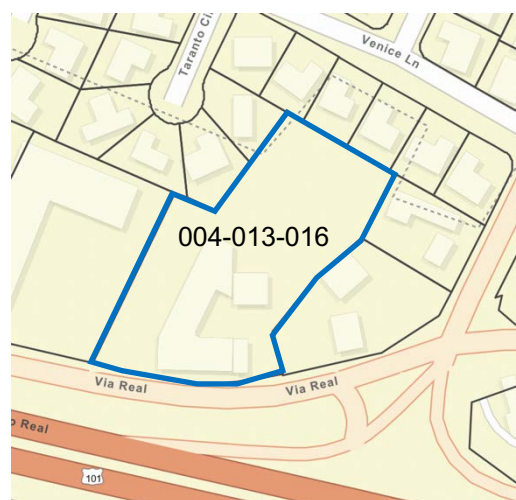
- Owner has expressed interest in redevelopment or conversion for affordable housing
- Owner has contacted affordable housing provider

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<sup>4</sup> 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/R
Allowed Density	20 du/ac
Potential Units	63



Source: Santa Barbara County ArcGIS

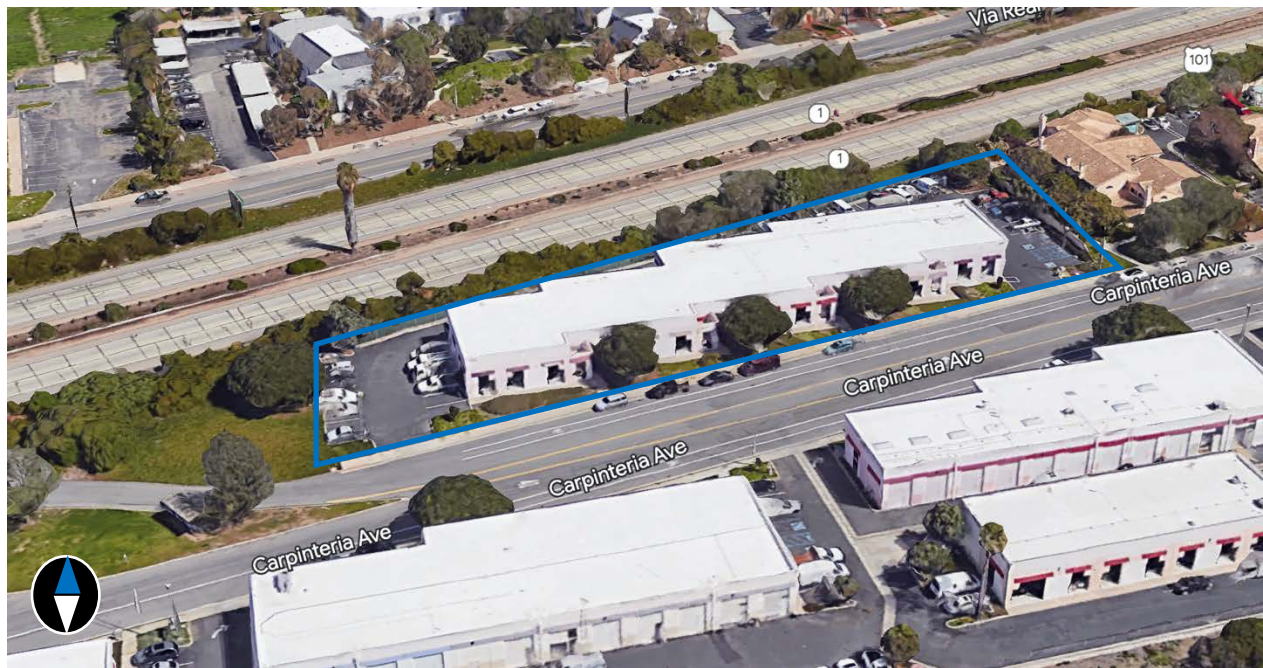


Looking north from Via Real

Source: Google Earth



Underutilized 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:	15
Income Target:	Moderate Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No



## Existing Zoning &amp; 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. 15 units @ 80% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>5</sup>

## Owner Interest:

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

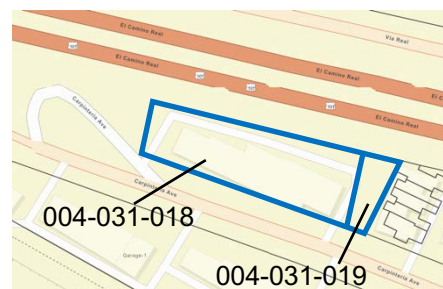
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<sup>5</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway 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/R	CPD/R
Allowed Density	20 du/ac	20 du/ac
Potential Units	13	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

Underutilized 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:	14 (6 net)
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 &amp; 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 (6 net) @ 80% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>6</sup>

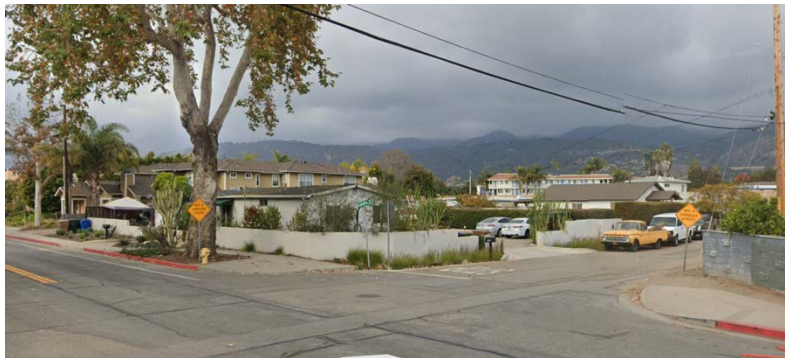
## Owner Interest:

- Unknown at this time

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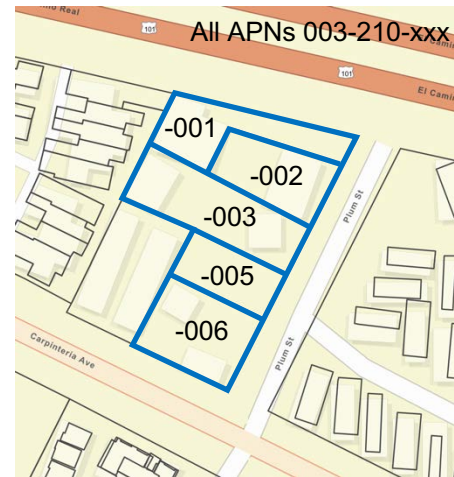
<sup>6</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not 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/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	3 (2 net)	2 (0 net)	4 (2 net)	2 (2 net)	3 (0 net)

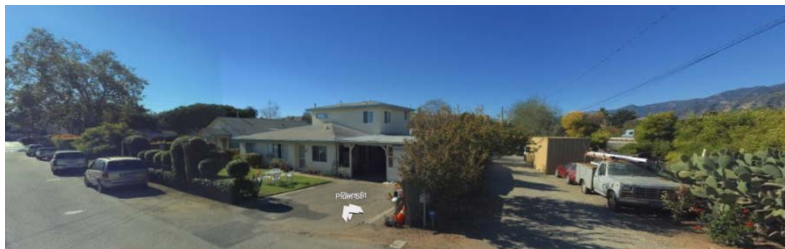


Looking southwest from north end of Plum Street

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Carpinteria Avenue & Plum Street

Source: Google Earth



Underutilized 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

Site Overview	
Size:	1.27 ac
Potential Units:	21 (16 net)
Income Target:	13 net Moderate & 3 net Above-Moderate Income
Existing Use:	Residential & Light industrial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Single & Multi-family Residential, & Industrial / Commercial
  - 003-212-025: Industrial / Outdoor storage; no permanent structures
    - Pending application for 4 units and commercial space
  - 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
  - Pending project to replace 2 existing SFDs with 5 new residential units, assumed to be above-moderate units in site inventory analysis003-212-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 &amp; 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. 20 units (15 net) @ 80% of max density

## Site Constraints:

- 20' sewer easement along rear of property
- Subject to coastal hazards per City's Sea Level Rise Vulnerability Assessment and Adaptation Project

## Owner Interest:

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

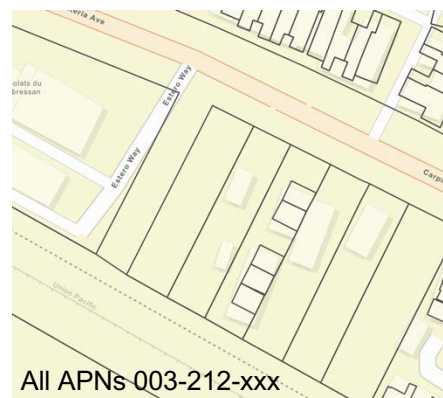
Site Details					
Address	4209 Carpinteria Ave	4213 Carpinteria Ave	4241 Carpinteria Ave	4253 Carpinteria Ave	4237 Carpinteria Ave
APN	003-212-025	003-212-026	003-212-028	003-212-029	003-212-CA1
Site Size (ac)	0.26	0.24	0.26	0.26	0.25
Existing Use	Industrial/ Outdoor storage	SFD	2-Unit Apartment	2 SFDs	Commercial condos & warehouse
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	4	4 (3 net)	4 (2 net)	5 (3 net)*	4

\*Pending project for 5 above-moderate units at 4253 Carpinteria Avenue (see Table B-3).



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



Underutilized 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:	18 (11 net)
Income Target:	Moderate 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 &amp; 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. 18 units (11 net) @ 8% of max density

## Site Constraints:

- 20' sewer easement along rear of property
- Subject to coastal hazards per City's Sea Level Rise Vulnerability Assessment and Adaptation Project

Owner Interest: Unknown at this time

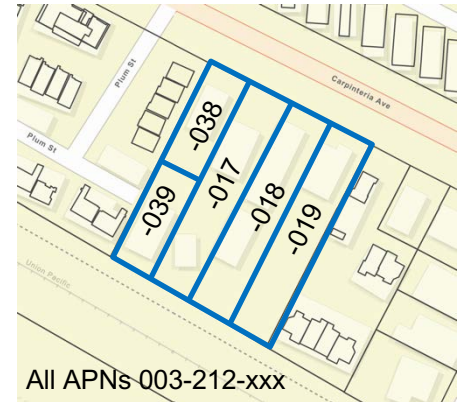


Site Details					
Address	4311 Carpinteria Ave	4315 Carpinteria Ave	4327 Carpinteria Ave	4337 Carpinteria Ave	4351 Carpinteria Ave
APN	003-212-038	003-212-039	003-212-017	003-212-018	003-212-019
Site Size (ac)	0.14	0.14	0.29	0.29	0.29
Existing Use	SFD	Residential Apartment (2 units)	2 SFDs	Commercial, Residential Apartment (1 unit)	SFD
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
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)	5 (3 net)	5 (4 net)	4 (3 net)



Looking southwest from Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Carpinteria Avenue

Source: Google Earth

Underutilized 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

Site Overview	
Size:	0.69 ac
Potential Units:	11 (3 net)
Income Target:	Moderate Income
Existing Use:	Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Use:

- 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 &amp; 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. 11 units (3 net) @ 80% of max density

## Site Constraints:

- 20' sewer easement along rear of property
- Subject to coastal hazards per City's Sea Level Rise Vulnerability Assessment and Adaptation Project

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/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
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)	2 (1 net)	1 (0 net)	1 (0 net)



Looking northwest from south end of Pear Street

Source: Google Earth



Source: Santa Barbara County ArcGIS

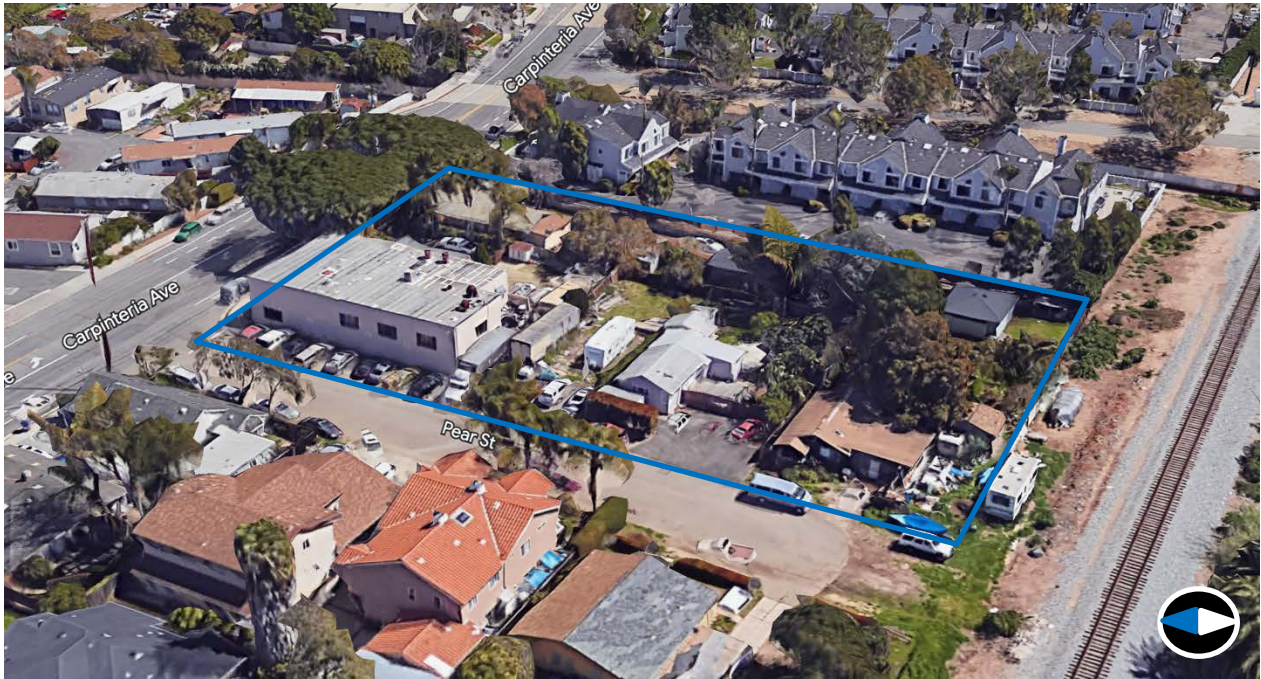


Looking southwest from Carpinteria Avenue & Pear Street

Source: Google Earth



## Underutilized 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:

- 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

### Site Overview

Size:	0.93 ac
Potential Units:	14 (10 net)
Income Target:	Moderate Income
Existing Use:	Residential & commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- 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. 14 units (10 net) @ 80% of max density

Site Constraints:

- 20' sewer easement along rear of property
- Subject to coastal hazards per City's Sea Level Rise Vulnerability Assessment and Adaptation Project

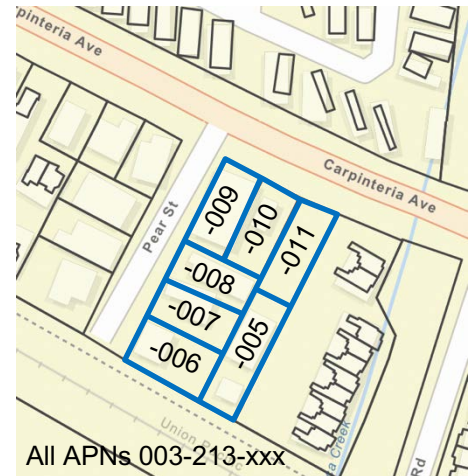
Owner Interest: Unknown at this time

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/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
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)	2 (1 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 &amp; Pear Street

Source: Google Earth



Underutilized 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 &amp; 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 &amp; 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)
- Portion of site subject to coastal hazards per City's Sea Level Rise Vulnerability Assessment and Adaptation Project

## 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

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

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

- 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 101<sup>7</sup>
- 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

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<sup>7</sup> 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/R	AG-10/R	AG-10/R
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

Candidate 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

- Existing Zoning & Potential Buildout:
- Agriculture (AG-10)

Site Overview	
Size:	16.74 ac
Potential Units:	242
Income Target:	Lower Income
Existing Use:	Agriculture
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

- 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) to 10 acres of 14.09 acre parcel and all of 2.11 acre parcel
- Accommodate approx. 242 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 101<sup>8</sup>
- 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; however, for purposes of estimating potential lower income units, it is assumed only a 10 acre portion of the 14.09 acre parcel would be rezoned

Owner Interest:

- Yes, owner's representative submitted letter of inquiry to Carpinteria Water District on August 9, 2023 re availability of water to serve 400 units
- 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

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<sup>8</sup> 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.

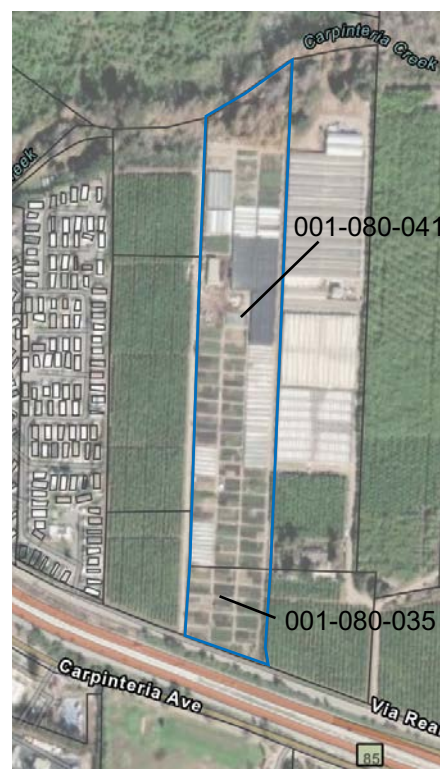
Site Details		
Address	5800 Via Real	No address
APN	001-080-041	001-080-035
Site Size (ac)	14.09*	2.11
Existing Use	Agriculture	Agriculture
Current General Plan	AG	AG
Current Zoning	A-10	A-10
Proposed Zoning	AG-10/R	AG-10/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	281	42

\*Pursuant to Government Code § 65583.2(c)(2)(B), for purposes of estimating potential lower income units, it is assumed only a 10 acre portion of this parcel would be rezoned.



Site 2 looking east from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS



Candidate 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/R	M-RP/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	89 (86 net)	89



Looking southeast at 1000 Bega Way

Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking north at 1010 Bega Way

Source: Bing Maps

Candidate 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

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



## 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 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 &amp; 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 &amp; 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 101<sup>9</sup>
- Access easement along western boundary (for Candidate Site No. 3)

## Owner Interest:

- Unknown at this time

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<sup>9</sup> 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/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	41	42	42 (41 net)	42



Looking east from Bega Way &amp; Via Real

Source: Google Earth



Looking north from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS

**Candidate Site 5 – Intentionally omitted**

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



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

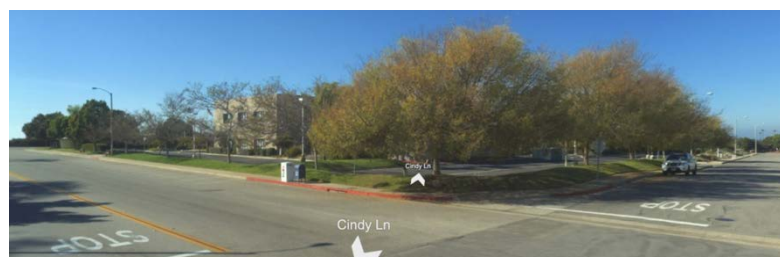
Site Constraints:

- 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/R	M-RP/R	M-RP/R	M-RP/R	M-RP/R
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 &amp; Mark Ave

Source: Bing Maps



Looking west from Mark Avenue

Source: Bing Maps



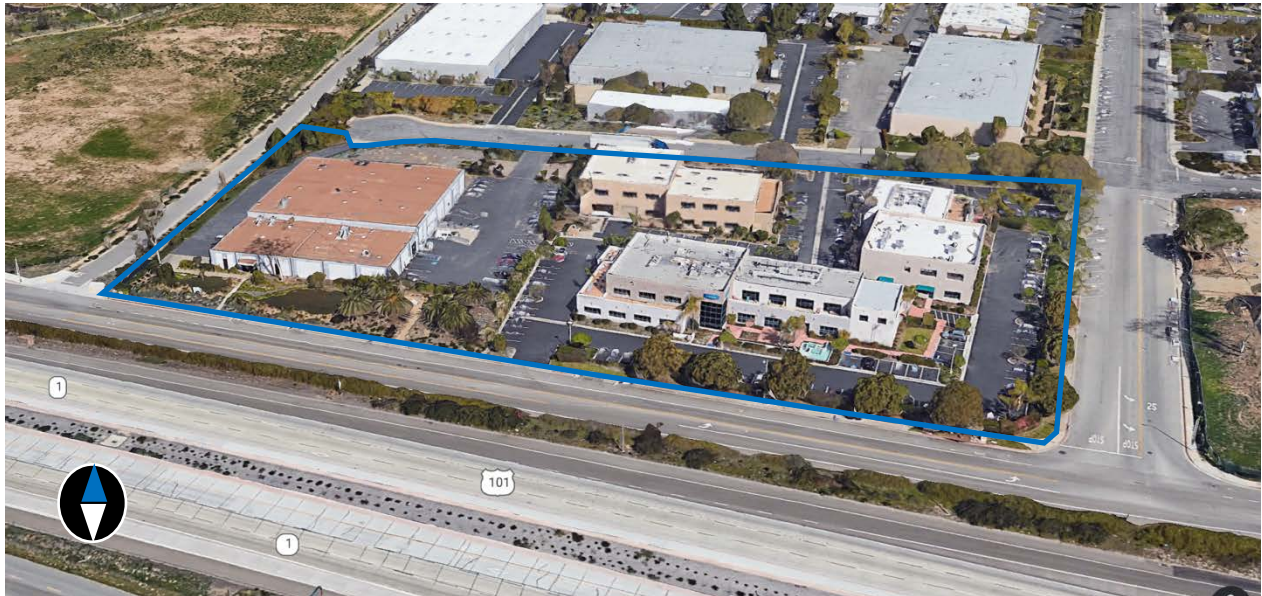
Looking south from Rose Lane

Source: Bing Maps



Source: Santa Barbara County ArcGIS

## Candidate 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
- 1-story concrete tilt-up warehouse construction & 2-story office buildings

### 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

- 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 101<sup>10</sup>

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

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<sup>10</sup> 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/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	45	20	20	25



Looking northeast from Via Real &amp; Lomita Ln

Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking southwest from Mark Ave &amp; Cindy Ln

Source: Bing Maps



Looking east from west end of Cindy Ln

Source: Bing Maps

Candidate 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
    - 001-190-099: 1-story concrete tilt-up warehouse, approx. 26,000 sq. ft. & constructed in 1970s

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

- 001-190-100: 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 101<sup>11</sup>
- 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

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<sup>11</sup> 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	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/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	25	20	24	130



Looking southeast from Mark Ave &amp; Cindy Ln

Source: Bing Maps

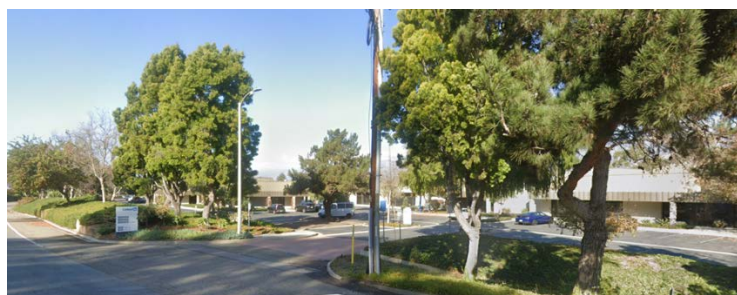


Source: Santa Barbara County ArcGIS



Looking northeast from Via Real &amp; Mark Ave

Source: Google Earth



Looking northwest from Via Real

Source: Google Earth



## Candidate 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. Santa Barbara County 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 &amp; 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 &amp; 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/R
Minimum Density	20
Maximum Density	25
Potential Units	89



Birdseye view looking west

Source: Google Earth



Source: Santa Barbara County ArcGIS

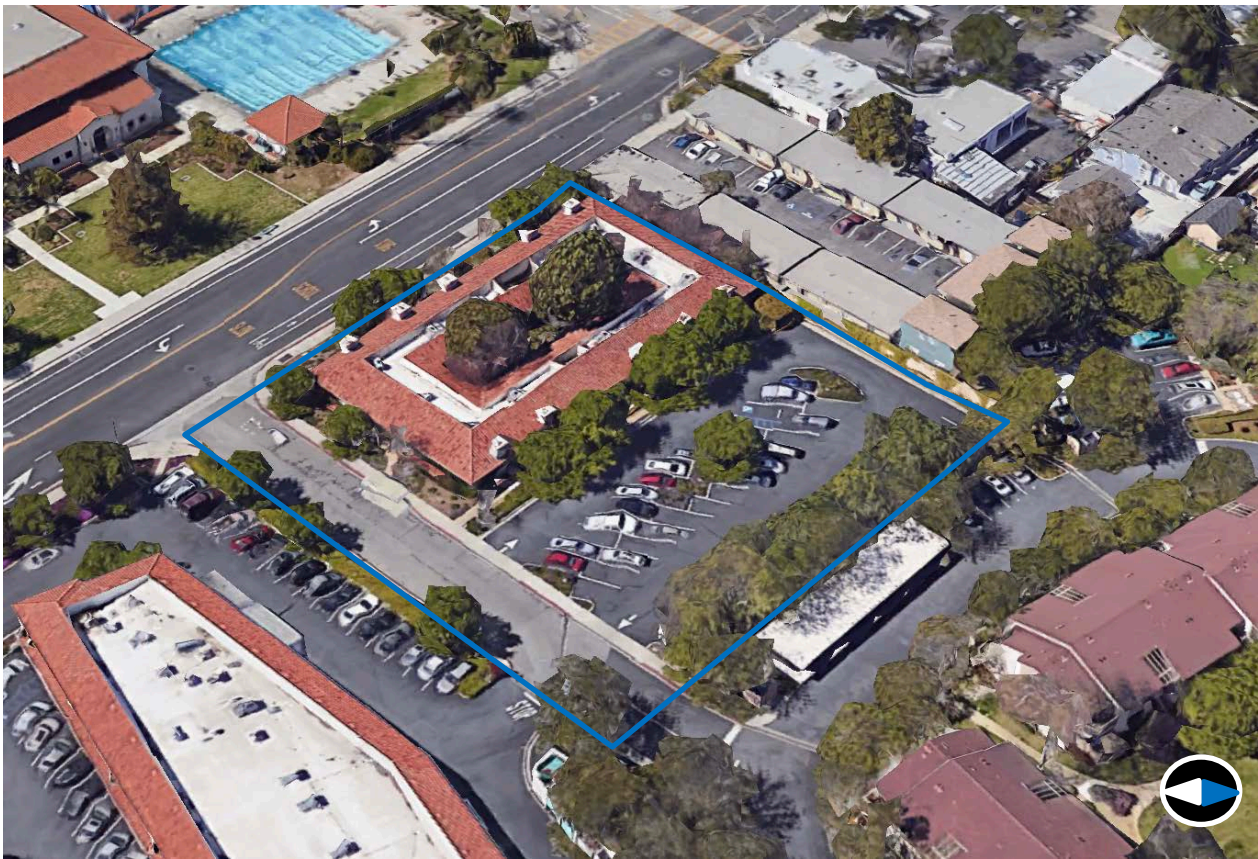


Looking southeast from Cindy Lane

Source: Google Earth



Candidate 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

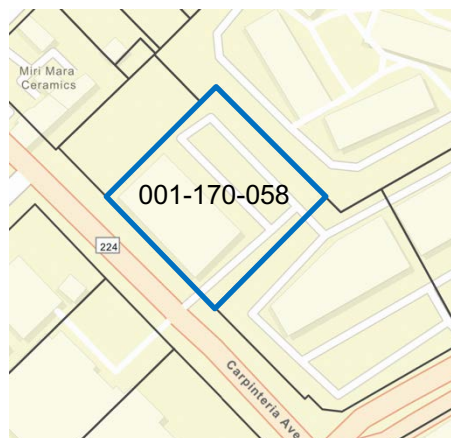
Owner Interest:

- 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/R
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

Candidate 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 &amp; Potential Buildout:

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

## Proposed Zoning &amp; 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

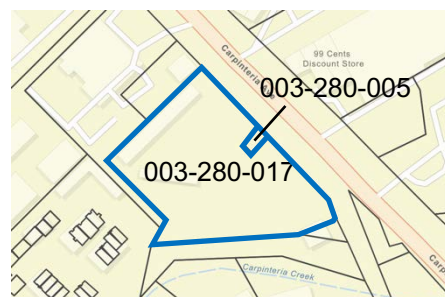


### Site Details

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/R	CPD/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	0	39 (25 net)



Looking east at Site 11 from Carpinteria Avenue Source: Google Earth

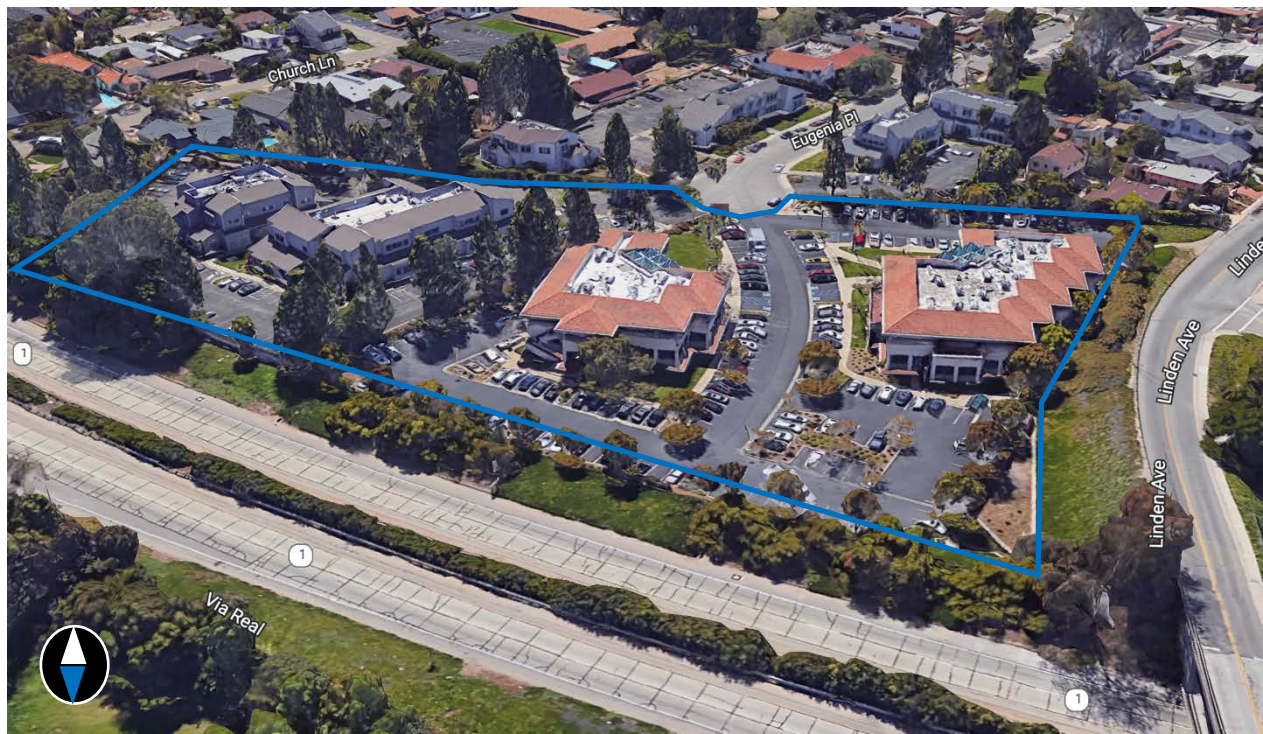


Source: Santa Barbara County ArcGIS



Looking west at Site 11 from Carpinteria Avenue Source: Google Earth

Candidate 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:	Yes, for portion
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 &amp; 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 &amp; 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 101<sup>12</sup>

## Owner Interest:

- Partial vacancies / leasable spaces available
- Parcel 003-162-011 recently sold. New owner has inquired about residential redevelopment potential.
- Unknown for other parcels

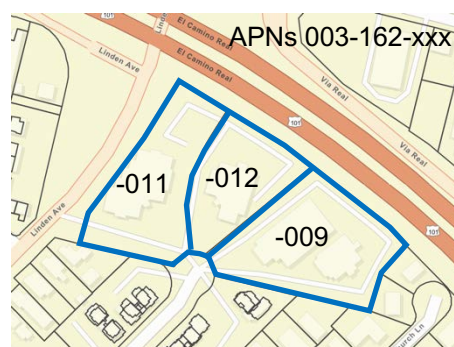
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<sup>12</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the 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/R	CPD/R	CPD/R
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



Candidate 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
- Owner has a pending application to convert 2 of the existing commercial condos to residential condos

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/R
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



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

Site Overview	
Size:	1.88 ac
Potential Units:	37 (35 net)
Income Target:	19 net Lower Income & 16 net Moderate Income
Existing Use:	Commercial/Office; Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No



## 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 &amp; 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 &amp; 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) – 19 net lower income and 16 net moderate income units
- 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

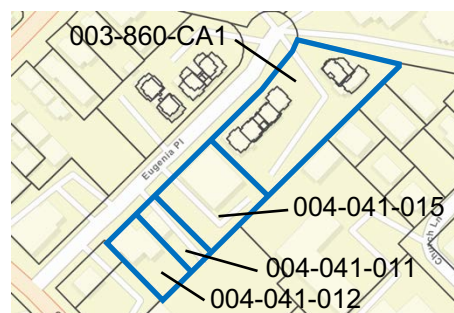
Site Details				
Address	1056 Eugenia Place*	1065 Eugenia Place*	1090 Eugenia Place*	1110, 1140 Eugenia Pl
APN	004-041-012	004-041-011	004-041-015	003-860-CA1
Site Size (ac)	0.25	0.16	0.47	1.00
Existing Use	Commercial-Office	Commercial-Office	Commercial-Office	Office condos
Current General Plan	GC	GC	GC	GC
Current Zoning	CPD	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	5 (4 net)	3	9	20 (19 net)

\*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



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

Candidate 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

Site Overview	
Size:	2.45 ac
Potential Units:	48
Income Target:	40 Lower Income & 8 Moderate Income
Existing Use:	Commercial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Commercial retail & dining:
  - 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 &amp; 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 &amp; 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 101<sup>13</sup>
- 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.

## 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

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<sup>13</sup> 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.



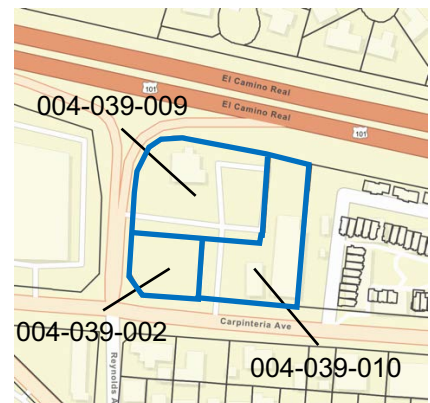
Site Details			
Address	4602 Carpinteria Avenue	4610 Carpinteria Avenue	4620 Carpinteria Avenue
APN	004-039-002	004-039-009	004-039-010
Site Size (ac)	0.40*	1.14	0.91
Existing Use	Garden Center	Fast Food Restaurant	Garden Center
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning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

\*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Looking south from Hwy 101

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northeast from Carpinteria Ave & Reynolds Ave

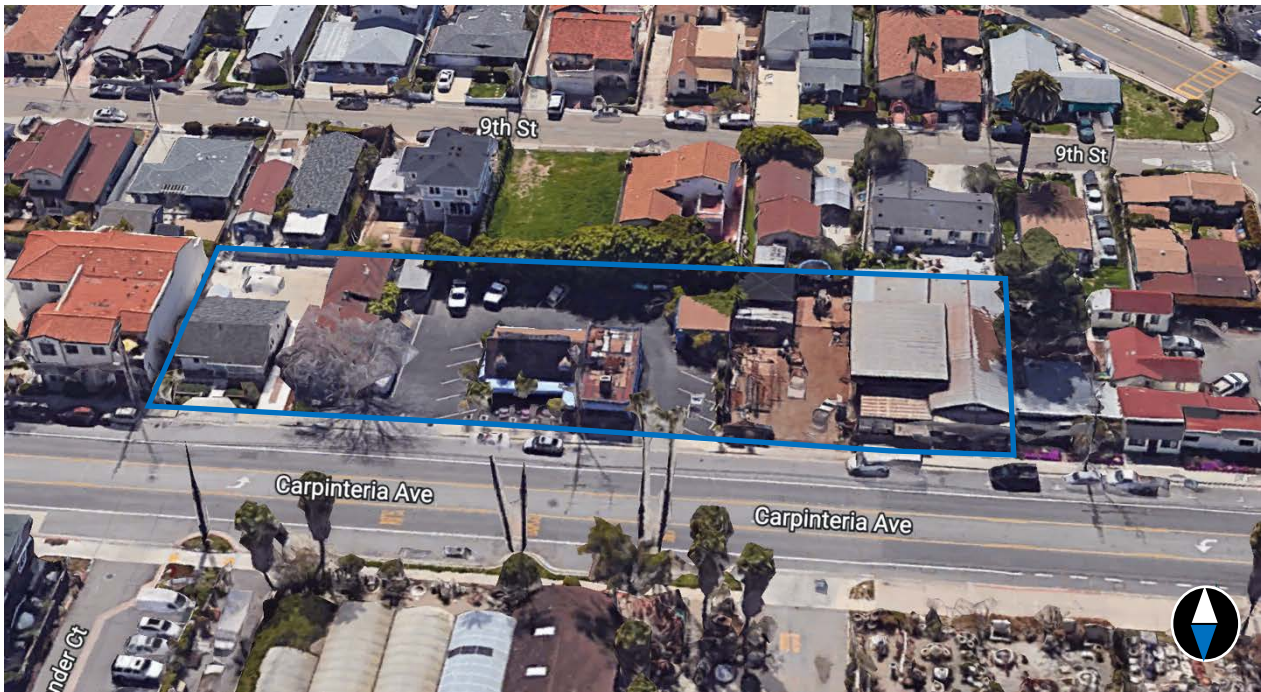
Source: Google Earth



Looking northwest from Carpinteria Ave & Lavender Ct

Source: Google Earth

Candidate 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:	Moderate Income
Existing Use:	Commercial & Residential
Owner Interest:	Yes, for portion
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:

- Parcel 003-242-003 currently listed for sale, owner has expressed interest in redevelopment with housing if R Overlay applied to parcel

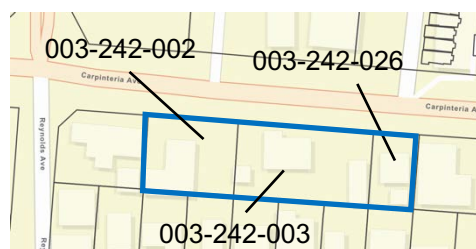
Site Details			
Address	4621 Carpinteria Avenue	4631 Carpinteria Avenue	4643 Carpinteria Avenue
APN	003-242-002	003-242-003	003-242-026
Site Size (ac)	0.22*	0.33*	0.11*
Existing Use	Commercial & Manufacturing	Restaurant & Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	4	6 (4 net)	2 (1 net)

\*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Looking southeast from Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking south at 4631 Carpinteria Avenue

Source: Google Earth



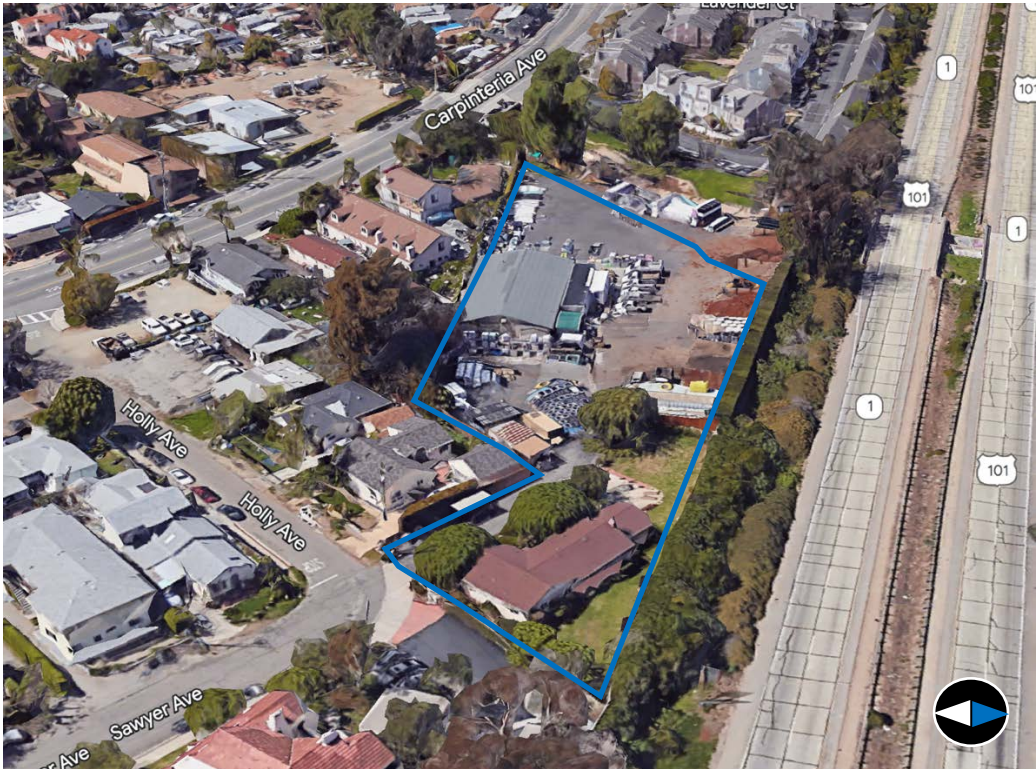
Looking southwest from Carpinteria Avenue  
& Lavender Court

Source: Google Earth



**Candidate Site 17 – Intentionally omitted**

Candidate 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:	22 net Lower Income & 6 net Moderate 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 &amp; 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 &amp; 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 101<sup>14</sup>
- 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:

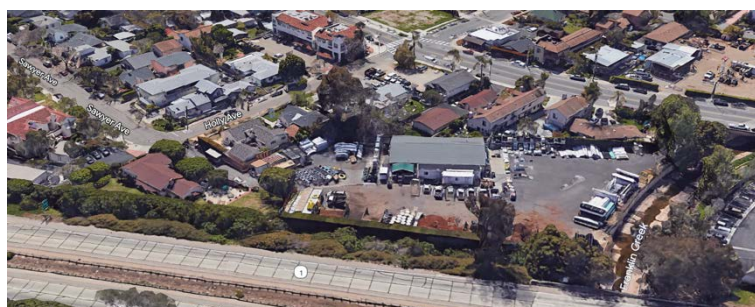
- Letter of support from current owner for residential redevelopment

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<sup>14</sup> 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.

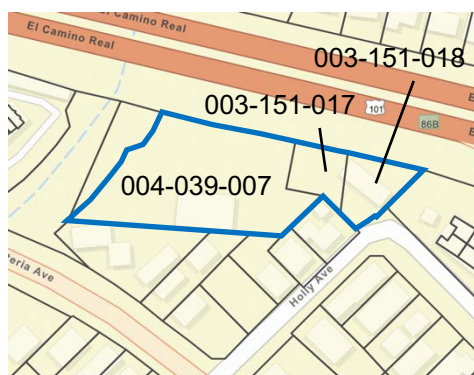
Site Details			
Address	4760 Carpinteria Avenue	No address	1095 Holly Avenue
APN	004-039-007	003-151-017	003-151-018
Site Size (ac)	1.10	0.16*	0.20*
Existing Use	Commercial	Vacant & Single Family Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning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

\*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Birdseye view of Site 18 looking south

Source: Google Earth



Source: Santa Barbara County ArcGIS

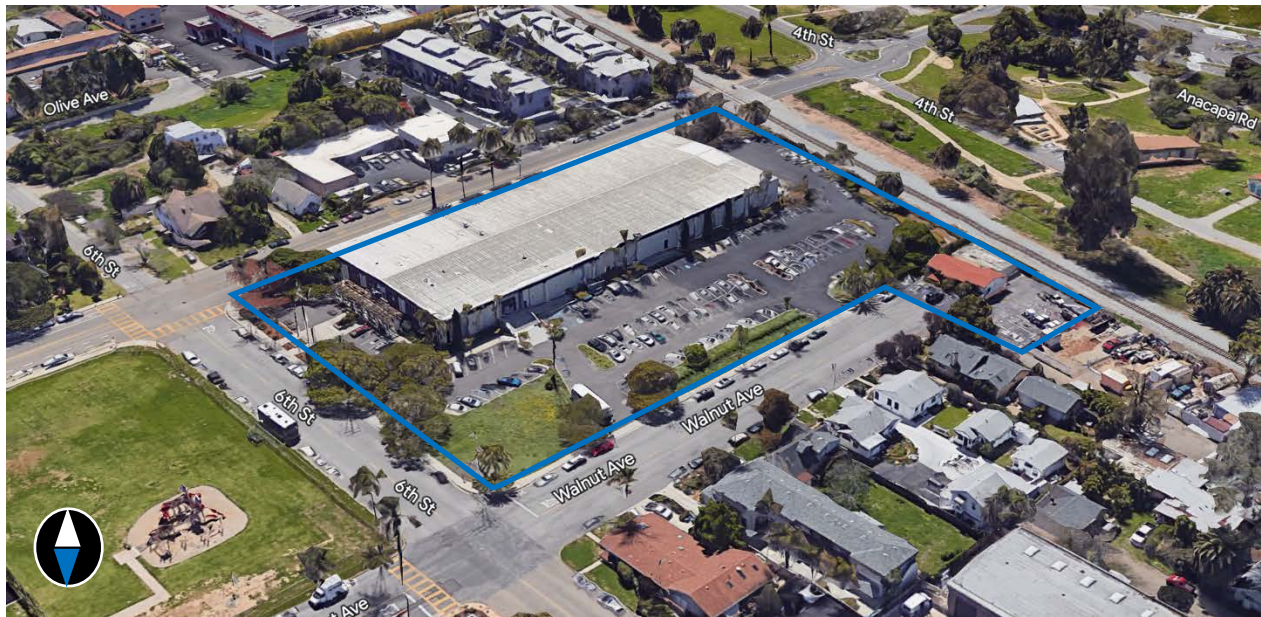


Looking northwest at 1095 Holly Avenue

Source: Google Earth



Candidate Site 19 – 5201 6<sup>th</sup> 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

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

## Existing Use:

- Industrial Warehouse & Commercial Office:
  - 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 &amp; 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 &amp; 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 <sup>th</sup> Street	546 Walnut Avenue
APN	004-105-010	004-105-006
Site Size (ac)	2.35	0.94
Existing Use	Industrial & Church	Commercial office
Current General Plan	GI	GC
Current Zoning	M	CPD
Proposed Zoning	M/R	CPD/R
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 6<sup>th</sup> Street & Walnut Ave

Source: Google Earth

Looking southwest from 6<sup>th</sup> Street & Palm Avenue

Source: Google Earth



Candidate 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

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



## Existing Use:

- 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 &amp; 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 &amp; 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)<sup>15</sup>
- 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

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<sup>15</sup> 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.

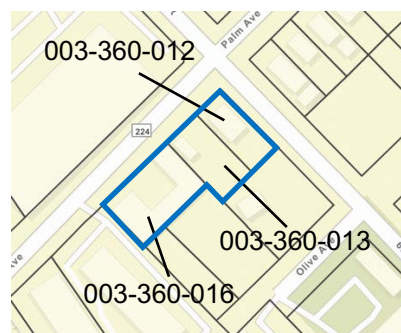
Site Details			
Address	592 Palm Avenue	586 Palm Avenue	510 Palm Avenue
APN	003-360-012	003-360-013	003-360-016
Site Size (ac)	0.19*	0.23*	0.35*
Existing Use	Industrial warehouse	SFD	Multi-family residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	3	4 (3 net)	7 (5 net)

\*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Looking northeast from Palm Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Palm Avenue & 6<sup>th</sup> Street

Source: Google Earth

Candidate 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:	Yes

## 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 &amp; 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 &amp; 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)

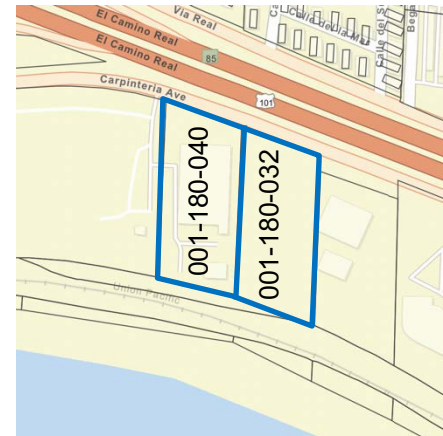


Site Details		
Address	6155 Carpinteria Avenue	6175 Carpinteria Avenue
APN	001-180-040	001-180-032
Site Size (ac)	2.94	3.37
Existing Use	Industrial warehouse	Vacant
Current General Plan	RDI	RDI
Current Zoning	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R
Minimum Density	20	20
Maximum Density	25	25
Potential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