

## Megan Musolf

---

**From:** Adam Shelby Donald <adamshelbydonald@gmail.com>  
**Sent:** Monday, June 30, 2025 2:36 PM  
**To:** GPUUpdate  
**Subject:** General Plan Update public comment

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Carpinteria city staff,

I would like to provide the following comment on the General Plan Update.

The Open Space and Conservation section of the updated General Plan has a section on Oil & Gas with the final paragraph reading "Currently, oil extraction activities in State waters are limited to offshore drilling and extraction from platforms Hogan, Houchin, and Henry, which are visible offshore and planned for decommissioning."

This statement is incorrect - all of the platforms visible from Carpinteria are in federal waters. The only platform in state waters in Santa Barbara county is Platform Holly offshore of Goleta. Also, while Hogan and Houchin are listed by BSEE/BOEM as planned for decommissioning, Henry is listed as active.

Thank you,  
Adam Donald



Virus-free. [www.avast.com](https://www.avast.com)

**August 8, 2025**

## **Public Comment on Draft General Plan Update**

Dear City Staff,

Thank you for putting together the Draft General Plan and opening it up for public input. I know these plans are big undertakings. I've read through the sections that matter most to me and wanted to share a few thoughts and questions.

---

### **Coastal Resiliency**

I noticed that the Coastal Adaptation Overlay Zone, Repetitive Loss Program, and managed retreat planning are scheduled for 5–10 years out. I understand resources and sequencing play a role, but given the visible changes along our shoreline now, could the City explore ways to start these sooner — even in smaller, phased steps?

There's also a well-developed funding plan through the Adaptation Account for climate-related projects. Since climate impacts can also displace residents, would it be possible to include housing-related support in that same funding framework, or in a parallel program?

On managed retreat, the plan describes general triggers but not the specific thresholds or decision-making process. It would be helpful to know whether these will be worked out in the GP itself or in a follow-up plan.

---

### **Housing & Social Justice**

The plan sets strong affordable housing goals, but without a dedicated funding source, it's not clear how these will be met. Could a permanent affordable housing trust fund be created as part of implementation, similar to the Adaptation Account for climate projects?

I appreciate that the GP defines "social justice," but I didn't see that definition carried through consistently in the Housing Element — especially regarding preventing

displacement or protecting naturally affordable housing. Would it be possible to carry that through more clearly?

Also, could the City consider adding Social Justice as its own element? If that's not feasible under state law, perhaps the principles could be woven more visibly into each section.

---

## **Land Use**

Could social justice considerations be made more explicit in the Land Use section, especially for decisions that may affect lower-income or long-term residents? For instance, the Housing and Coastal Resiliency sections already aim to protect vulnerable communities. Could the Land Use section do the same? For example, if a project or zoning change might displace long-term or lower-income residents, the plan could call for reviewing those impacts and looking for ways to lessen them. That would bring Land Use in line with the social justice definition already in the plan.

---

## **Circulation**

I didn't see mention of expanding EV charging infrastructure, either through the City or as requirements for new projects. Could this be added to the Circulation Element?

There also isn't a clear citywide ADA improvement program in the GP. Would it make sense to reference one, even if it's implemented through the Capital Improvement Program?

The Seaside Shuttle is mentioned, but it's currently not in service. Could the plan clarify its status and outline how service might be restored?

Finally, there aren't measurable objectives in the Circulation Element for congestion relief, transit improvements, or safer walking and biking. Could adding specific targets help with tracking progress? Ensuring these improvements reach all neighborhoods, especially those most dependent on walking, biking, and transit, would also support the plan's social justice principles.

---

## **General Summary**

- Stronger integration of the social justice definition into it's own element or in Housing, Land Use and Circulation sections..
- A housing-related funding mechanism could help address displacement caused by climate impacts.
- Shortening the timelines for key coastal adaptation actions could improve resilience.

---

Thank you again for the opportunity to comment. I hope these suggestions are helpful as the General Plan update moves forward.

Xy VanAntwerp

709 Olive Ave



TO: [GPUpdate@carpinteriaca.gov](mailto:GPUpdate@carpinteriaca.gov), mindyf@carpinteriaca.gov

FROM: amritaincarp@gmail.com

**PUBLIC COMMENTS ON THE CITY OF CARPINTERIA'S DRAFT  
COASTAL LAND USE PLAN /GENERAL PLAN**

From : Amrita M. Salm

Date: July 29, 2025

**Positive:**

1. A list of Acronyms & Abbreviations must be included. Each chapter could also have list of the acronyms & abbreviations used in that chapter. This will make the document easier & more user-friendly.

**Needs Improvement:**

1. According to the General Plan the purpose of the CLUP/General Plan is to guide decision-makers, City staff, residents, and businesses in the City toward a community goal “ (p.3) How has or will this be implemented? It is very vague.
2. The General Plan needs to be more specific and less general.
3. When was the community goal adapted? By whom? Does it need to be re-assessed? If the community goal is to the preserve the essential character of our small beach town, which is why people live & visit here, how do you justify the gentrification of Carpinteria which will destroy the diversity of Carpinteria?
4. Remove the term “**should**” and replace with “**shall,**” unless it involves other entities. This was apparently agreed upon at each meeting of the GP Update Committee by committee members & Community Development Dept. “**Shall**” is a more definitive and binding term. It would make for a much stronger, more enforceable document that is otherwise “toothless” and useless from the planning perspective.
5. How, where and when was direct engagement with a variety of stakeholders (p. 11) done?

6. The Community Development Department shall schedule an annual review of the General Plan. The annual review shall include 2 City Council members, 2 members of the Planning Commission and 2 members of the general public and 2 members of the Community Development staff. If you say the City wants increased community participation this is one way to make it happen.
7. How is the City is maintaining a firm urban/rural boundary between the City and the unincorporated rural areas of Carpinteria Valley. (p. 17)
8. You refer to problems, such as the poor configuration of the electrical grid serving Carpinteria without providing solutions. (p. 171-172)
9. When a problem is stated, clearly stating potential resolutions and who will be responsible for the improvement would be better.
10. Many of the sections of this document are important, yet it seems like the use of many “politically” correct terms are incorporated without actual, concrete solutions. Example: recreational activities for young children or social equity and inclusion for populations that experience a disproportionate lack of access to health care & environmental resources. (p. 239)
11. Will the City consider setting aside a fund within their annual budget to develop low income housing to try to address some of the issues you avoid addressing?
12. P. 245: Healthy Air Quality is affected by the large number of people who commute by car to Carp to work here (5 X a week X 40 miles each way & back home (usually Oxnard). Resulting in air pollution.
13. Proposed changes to existing zoning shall ALWAYS be brought before the Planning Commission first, and approved, before being presented to City Council.
14. City staff shall notify the City Council and the Planning Commission, in writing, when scheduling meetings with applicants regarding proposed projects within the City limits.
15. Development Agreements and Lease Agreements between private individuals &/or entities and the City involving privately owned

or City owned properties shall be fully vetted by the Planning Commission and approved before being presented to City Council for approval.

16. To me the major question remains: how will this document that is to guide the future of Carpinteria be implemented? When the ARB, Planning Commission or City Council approve some project, if it is not consistent with any aspect of the General Plan whether noise, density, healthy community, land use, etc. will the Community Development Dept. inform the developers, or members of any elected or appointed boards and halt the project until it is consistent with the General Plan? If the document that has taken years to develop is not implemented by decision makers it will be useless. For this reason, it must be a stronger document with specifics about "shall," etc.
17. (p. 10): who are the stakeholders and which agencies review the CLUP?GP? Are there additional agencies or organizations involved in the review than the ones listed on p. 11?
18. The housing section leaves one wondering where are the proposed 4,080 housing units going? That is a huge increase in number of dwelling units. What percentage can be affordable? Must the City continue to approve market-rate housing and not consider low income housing. Most people who work in Carpinteria cannot afford to live here. Can that be changed collaborative input from residents? Can we move away from building residents as second homes for people from LA , i.e. market-rate or condos, and serve those, esp. teachers, first responders and other essential workers? Let's maintain diversity, affordability for all who work here. Is there any way we can maintain our small beach town community by building an additional 4,080 homes?

Unfortunately, I did not have time to go through every section of the Draft GP. I hope you will seriously consider making it a stronger, more enforceable, meaningful and workable document. I look forward to making further comments before this document is finalized. Thank you.

**Megan Musolf**

---

**From:** Andrea Adams-Morden <aadamsmorden@yahoo.com>  
**Sent:** Wednesday, August 6, 2025 12:08 PM  
**To:** GPUupdate  
**Subject:** Review Suggestions for the Open Space and Conservation Section

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Recipient:

I was the steward of Carpinteria's natural areas working for the Recreation and Parks Department for over twenty years. I am on the board of the California Native Plant Society Channel Islands. Here are some corrections and additions for the plan. I was impressed at how good it is already.

pg.102 Dunes: there is a small dune area where the Carp. Salt Marsh Nature Park meets the beach, so you can add the marsh here.

pg.103 Carpinteria Bluffs: Tar Pits Park is part of the bluffs so needs to be added to this list.

pg.104 There are no Tamarisk windrows on the Bluffs. The only ones left are on Tee Time Property, so unless the city procures this land or these plans extend to that private property, you can remove this section.

pg.106 There is no Ventura marsh milk vetch on city property. It was eaten by alien French snails. If you want to cover endangered organisms, you need to include globose dune beetles (*Coelus globosus*) which are listed as a conservation concern. They are listed as Vulnerable (VU) by the IUCN Red List and considered as a California Special Animal in the California Natural Diversity Database. They are listed as a candidate as

endangered or threatened by the US Fish and Wildlife. They occur in the dunes and adjacent beach area. There are fairy shrimp in the vernal pools on the Rincon Bluffs.

pg.109 Beaches: A plant is referred to as dune primrose, but its true name is beach evening primrose (*Camissoniopsis cheiranthifolia*). Dune evening primroses are desert dune plants. Red sand verbena (*Abronia maritima*) is a California Rare Plant Rank 4.2 as a moderate conservation concern and has grown on the beaches from Santa Claus to Rincon.

pg.125 OSC-1k: There are new weeds that are in small numbers, but if left unchecked, can take over acres. You could add them as a list in an appendix.

I will send the list separately.

pg.126 OSC-1l: Bikes were supposed to be able to use the Coastal trail through the Rincon Bluffs then across a bridge over the railroad tracks to Rincon County Park. We had all the clearances and the funding but one city council meeting with illegal hang gliders and not enough hikers and bikers lost our project. The city council has turned around and allowed the project, we just need to get it refunded which should be in the five year plan. No motorized vehicles should be allowed.

pg.132 OSC-4i: This should include *Abronia maritima* and *Coelus globosus*.

Thanks for your good work,

Andrea Adams-Morden  
805-886-4382

## Megan Musolf

---

**From:** BETTY SONGER <capacbet@aol.com>  
**Sent:** Tuesday, July 29, 2025 1:17 PM  
**To:** GPUpdate  
**Subject:** General Plan Update's Plan

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

My comments are about Open Space and Conservation.

I really enjoyed reading this section and being reminded of all the wonderful natural resources that make Carpinteria the special place that it is. I also enjoyed reading about all our many landmarks. All these sites are well protected as they should be.

Where I see problems has to do with development .

1. Protecting public views.

Who are we protecting views for, it is not obvious?

The new development on Carpinteria Avenue took away the Mountain Views from many 7th street residents.

If the proposed Railroad Inn goes through many residents will lose both their ocean and Mountain View's.

2. Tribal Cultural Resources

OSC-13a

Terms like to the maximum extent possible could mean anything, they are very subjective. "Cannot be avoided through siting and design shall be mitigated".

Give some examples how they could be mitigated.

While we value Tribal Culture, the Plains Indian mascot at the High School does not reflect this.

I would like to see Higgins' Springs and the Portola Sycamore Tree renamed with Chumash names.

3. ESHA

OSC-2d

I would like to see no development in ESHA and no Off Site Mitigation.

4. Dogs

OSC-4f

Dogs not allowed within the vicinity of the Carpinteria Harbor Seal Haul out and Rookery or its viewpoints.

How will this be enforced without more Code Enforcers?

Respectfully

Betty Songer

805-684-2525

**From:** [Carly V. Barham](#)  
**To:** [GPUpdate](#)  
**Cc:** [CEOAGroup](#)  
**Subject:** RE: Carpinteria CLUP/GP: Public Review Draft Available Now  
**Date:** Tuesday, June 17, 2025 2:49:37 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

**\*\*EXTERNAL EMAIL\*\***

**CAUTION:** This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Mindy and Megan,

We reviewed the City's proposed CLUP/GP update and appreciate the emphasis and discussion regarding healthy air quality. We are supportive of the goals and policies identified in the document. We just have one very minor suggested correction to Policy HC-5b on page 257; reference to the "South Coast Air Quality Attainment Plan" should be replaced with reference to the "SBCAPCD's Ozone Plan."

Also, we like to mention that in addition to the programs and plans already mentioned in the Healthy Air Quality section (pages 245-247), it could also be noted that SBCAPCD administers various grant and incentive programs to encourage replacement of older, high-polluting equipment with newer, cleaner equipment (such as the [Clean Air Grants Program](#), [Landscape Equipment Electrification Fund \(LEEF\) Program](#), [Heat Clean Program](#) (previously called Woodsmoke Reduction Program), and the [Old Car Buyback Program](#)). Additionally, the SBCAPCD supports numerous initiatives to improve air quality and access to clean air, such as the deployment of mobile air monitoring equipment, a PurpleAir low-cost air sensor network, a [PM10 Wildfire Mitigation Plan](#), a publicly available [Permitted Facilities Map](#), and a [complaint response system](#). (Aside from the CLUP/GP Update, I'll note that the Permitted Facilities Map is a handy tool for planning purposes to assess existing setting and the map includes links to current facility operating permits and historical annual reports of facility activity/throughputs.)

Thanks for the opportunity to review!

Sincerely,  
Carly



**Carly Barham**

Planning Division  
Air Pollution Control District  
Santa Barbara County

[BarhamC@sbcapcd.org](mailto:BarhamC@sbcapcd.org)  
805.979.8337

[ourair.org](http://ourair.org) [@OurAirSBC](https://twitter.com/OurAirSBC)  

[Sign Up for Air Alerts](#) →

**From:** City of Carpinteria <gpupdate@carpinteriaca.gov>  
**Sent:** Tuesday, June 10, 2025 8:01 AM  
**To:** CEQAGroup <CEQAGroup@sbcapcd.org>  
**Subject:** Carpinteria CLUP/GP: Public Review Draft Available Now

[View this email in your browser](#)



We're excited to announce that a complete draft of the City's updated Coastal Land Use Plan/General Plan (CLUP/GP) **is now available for public review and comment as of Tuesday, June 10th**. The CLUP/GP document is posted in a PDF format on the City's website [HERE](#). Written comments can be submitted in any of the following ways:

Via email, to [GPUUpdate@CarpinteriaCA.gov](mailto:GPUUpdate@CarpinteriaCA.gov)

Dropped off in-person at City Hall (5775 Carpinteria Ave.) during business hours

Mailed to City Hall, Attn: Long Range Planning

Additionally, we will be hosting a **General Plan Community Workshop** for the draft CLUP/GP on **Tuesday, July 8th** at Carpinteria Community Library (in the Community Room). This will be an opportunity to learn more about what the CLUP/GP is, provide our team with in-person comments, and ask any questions you may have about the document and approval process. We'll also have pizza and salad for attendees! An additional e-blast will be sent out prior to the event as a reminder.



The comment period on the public review draft CLUP/GP ends Friday, August 8, 2025. Following this public comment period, staff will collect and incorporate comments and move forward with the programmatic environmental review for the CLUP/GP (more info on this coming soon!).

Warm regards,

**City of Carpinteria General Plan Update Team**

Mindy Fogg, Principal Planner

Megan Musolf, Assistant Planner

Questions? Contact us at [GPUUpdate@CarpinteriaCA.gov](mailto:GPUUpdate@CarpinteriaCA.gov)



---

*Copyright © 2025 City of Carpinteria, All rights reserved.*

Thank you for subscribing to The Current, an e-newsletter that contains news and information from the City of Carpinteria.

**Our mailing address is:**

City of Carpinteria  
5775 Carpinteria Ave.  
Carpinteria, CA 93013

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).



## Megan Musolf

---

**From:** Mindy Fogg  
**Sent:** Thursday, July 31, 2025 4:57 PM  
**To:** Eric Castro  
**Cc:** GUpdate; Megan Musolf  
**Subject:** RE: Request to Update Library Description in General Plan

Hi Eric,

Sure – we will consider this a formal comment and incorporate it as something to address in the next version. Thank you!



**Mindy Fogg** (she/her)  
Community Development Department  
City of Carpinteria  
5775 Carpinteria Ave, Carpinteria, CA 93013  
Direct Line: (805) 755-4408 | [mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)  
[CarpinteriaCA.gov](http://CarpinteriaCA.gov)

---

**From:** Eric Castro <[ericc@carpinteriaca.gov](mailto:ericc@carpinteriaca.gov)>  
**Sent:** Thursday, July 31, 2025 4:27 PM  
**To:** Mindy Fogg <[mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)>  
**Subject:** Request to Update Library Description in General Plan

Hi Mindy,

I hope this message finds you well.

This is regarding the General Plan. Some members of the Friends of the Library board have expressed a desire to make a small addition to the library description on page 204. They would like to ensure the following statement is included: *"In July 2022, the library transitioned from a branch of the Santa Barbara Public Library to an independent municipal community library."*

Is this something you can assist with? If not, could you please advise me on the best way to pass along this request?

Thank you for your time and guidance.

Best regards,



**Eric M. Castro**  
City Librarian  
Carpinteria Community Library  
(805) 684-4314  
***Hablo español***

## Megan Musolf

---

**From:** Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>  
**Sent:** Thursday, August 7, 2025 3:50 PM  
**To:** Mindy Fogg  
**Cc:** Megan Musolf; Phelps, Jacqueline@Coastal; Carey, Barbara@Coastal; Nick Bobroff  
**Subject:** Carpinteria CLUP/GP: CCC Comments

**\*\*EXTERNAL EMAIL\*\***

**CAUTION:** This email originated from outside the City of Carpinteria. **DO NOT OPEN** attachments or **CLICK** on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Mindy,

Thank you for the opportunity to provide comments in relation to the City's 2025 draft CLUP/GP update. At this point, we have reviewed each element individually. However, during our review we noticed that the 2025 draft elements included relocation of certain policies (existing, and 2020 draft) between various elements, and we need additional time to review the update as a whole to ensure policy consistency throughout, and to ensure that our suggestions between sections are streamlined and avoid potential redundancies.

We look forward to continuing our coordination with the City on this update, and we intend to have all commentary to you within the next two weeks. In the interim, please don't hesitate to reach out with any questions or updates related to this project.

Best,

**Sam Fearer**

Coastal Program Analyst  
California Coastal Commission | South Central Coast District  
89 South California Street, Ventura, CA 93001  
[sam.fearer@coastal.ca.gov](mailto:sam.fearer@coastal.ca.gov) | (805) 585-1800



## Megan Musolf

---

**From:** Clare Tobin <ctobin@countyofsb.org>  
**Sent:** Thursday, August 7, 2025 12:04 PM  
**To:** GPUupdate  
**Cc:** Brittany Odermann; Plowman, Lisa; Carlson, Zoe; Walter Rubalcava  
**Subject:** RAR: City of Carpinteria Draft Coastal Land Use Plan/General Plan  
**Attachments:** CEO Cover Letter.pdf; PD Letter 080725\_signed.pdf; FCD CarpGenPlan2025.pdf

**\*\*EXTERNAL EMAIL\*\***

**CAUTION:** This email originated from outside the City of Carpinteria. **DO NOT OPEN** attachments or **CLICK** on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hello,

Thank you for the opportunity to comment on the RAR: City of Carpinteria Draft Coastal Land Use Plan/General Plan. The comments from the County of Santa Barbara are attached.

Please let me know if you have any questions,  
-Clare

**Clare Tobin**

**Legislative Analyst**

County Executive Office  
County of Santa Barbara  
105 E. Anapamu Street, Room 406  
Santa Barbara, CA 93101  
805.451.3753





## Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

August 7, 2025

City of Carpinteria  
Long Range Planning  
5775 Carpinteria Avenue  
Carpinteria, California 93013

Email: [GPUUpdate@CarpinteriaCA.gov](mailto:GPUUpdate@CarpinteriaCA.gov)

Re: City of Carpinteria Draft Coastal Land Use Plan/General Plan (CLUP/GP)

Thank you for the opportunity to comment on the above-referenced project. Santa Barbara County (County) Planning & Development has reviewed the City of Carpinteria (City) Draft CLUP/GP and provides comments regarding the following Open Space and Conservation Element Agricultural Resources Policies:

***OSC-8a.*** *The City should coordinate with the County of Santa Barbara and the Local Agency Formation Commission to maintain a “greenbelt” of agricultural land surrounding the City to clearly define the urban growth boundary.*

***OSC-8b.*** *The City should encourage Santa Barbara County to maintain agricultural field uses of agricultural land within the Carpinteria Planning Area and to require urban uses to be located within the City.*

The County recognizes the value of agricultural production in the Carpinteria Planning Area and supports the objective to preserve agricultural resources, consistent with County and Coastal Act policies. The County welcomes the opportunity to coordinate with the City to concentrate urban uses within its boundaries, but wants to ensure that any proposed policies do not seek to restrict the County’s ability to accommodate much needed housing within the Carpinteria Planning Area, including farmworker housing, where appropriate. As the City is likely aware, the County recently rezoned three properties bordering the City in order to accommodate future housing development. These rezones, along with an accompanying adjustment to the urban boundary, are pending certification by the California Coastal Commission. These sites were selected due to

123 E. Anapamu Street, Santa Barbara, CA 93101 • (805) 568-2000 • Fax (805) 568-2030

624 W. Foster Road, Santa Maria, CA 93455 • (805) 934-6250 • Fax (805) 934-6258

[www.countyofsb.org](http://www.countyofsb.org); Follow us @CountyofSB



their locations immediately adjacent to or surrounded on multiple sides by urban development and infrastructure, as well as the lack of any suitable urban sites available within this portion of the south coast within the County's jurisdiction. We look forward to coordinating with the City as part of the next Regional Housing Needs Allocation cycle to ensure an appropriate distribution of housing units across jurisdictions to serve this area of the county.

Please contact Zoë Carlson, Senior Planner, in the Long Range Planning Division, at (805) 568-3532, or at [carlsonz@countyofsb.org](mailto:carlsonz@countyofsb.org), if you have any questions.

Regards,

 for

Lisa Plowman  
Director, Planning and Development Department



## Santa Barbara County Flood Control and Water Conservation District

130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101

PH (805) 568-3440

FAX (805) 568-3434

<https://www.countyofsb.org/2155/Flood-Control>

**CHRIS SNEDDON**

Public Works Director

**WALTER RUBALCAVA**

Deputy Director – Flood Control

July 25, 2025

Please find below comments on City of Carpinteria's Draft Coastal Land Use Plan/General Plan (June 2025) on behalf of the Santa Barbara County Flood Control District.

Recommend that the City require large/significant new development to comply with the District's [Standard Conditions for Project Plan Approval](#) for peak storm water runoff discharge rates.

<https://content.civicplus.com/api/assets/1076b7b8-f860-4131-a24e-f93a66f4fb0e>

Circulation Element:

Truck route designations and pavement upgrades could be planned with beach sediment operations in mind.

Page 116 and others: There is also a debris basin at Arroyo Paredon Creek that is probably within the sphere of influence

Page 166: Text edit: ....*these nourishment events involve the manual deposition of beach-compatible sediment and material cleared from these debris basins **and the Carpinteria Salt Marsh drainage channels** within the Carpinteria watersheds...*

Thank you for including the debris basins and beach sediment activities. These activities might need a bit more development within the Plan to ensure the sediment management, hauling, and beach operations practices are validated as consistent with the various zoning, ESHA, and Open Space, policies and goals. Would the City like to include a statement or objective somewhere regarding to sediment-related emergency responses, maintenance of stormwater infrastructure: consider adding a policy or objective to coordinate with the County on beach sediment operations, efforts to retain sediment in the littoral cell, and ways to improve coastal resiliency through sediment management.

Page 152: Text edit: ....*manages the County's Debris Basin **Maintenance and Modification** Plan...* (not "Removal" plan)

Page 277 Coastal Resiliency. Table CR-4. The County is engaged in a long-range planning effort to develop alternative and improved sediment management and re-use practices and welcome the Cities to share this vision. Suggest an adaptation strategy related to sediment nourishment and sand retention: to work on identifying a property/location that could be used for interim sediment stockpile, staging, and beneficial re-use when opportunities arise. The County has identified this as a similar goal, but given Carpinteria's debris basins and sand-placement objectives, an interim sediment sorting/stockpile location in (or near) the City could serve as a temporary holding area for storm-related sediment, the sediment could then be re-used strategically in a controlled manner as opportunities arise, sediment could be used for living shorelines, winter sand berm, or other projects.

## Megan Musolf

---

**From:** Forrest Carter <carpwh@gmail.com>  
**Sent:** Monday, July 7, 2025 12:51 PM  
**To:** GPUupdate  
**Subject:** Owner at block of Palm Ave, 6th st and walnut. The former reality church/ now super spring building request to keep M1 zone

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

I'm would like to formally ask that my property is a not rezoned for housing. We want it to remain industrial in use and in zoning. Please do not consider it for. Rezone.

Can you Please confirm the city has this record.

Owner and manger  
Drew Carter

Sent from my iPhone



## Megan Musolf

---

**From:** Mindy Fogg  
**Sent:** Tuesday, July 8, 2025 11:11 AM  
**To:** Eileen and Stephen Marcussen; Michael Ramirez  
**Cc:** GPUupdate  
**Subject:** RE: "NOISE" ELEMENT DRAFT - CITY OF CARPINTERIA "GENERAL PLAN" DRAFT

Hi Ms. Marcussen,  
Thank you very much for your comments – we will consider them as we continue to work on the General Plan policies.



**Mindy Fogg** *(she/her)*  
Community Development Department  
City of Carpinteria  
5775 Carpinteria Ave, Carpinteria, CA 93013  
Direct Line: (805) 755-4408 | [mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)  
[CarpinteriaCA.gov](http://CarpinteriaCA.gov)

---

**From:** Eileen and Stephen Marcussen <[esmarcussen@earthlink.net](mailto:esmarcussen@earthlink.net)>  
**Sent:** Tuesday, July 8, 2025 10:39 AM  
**To:** Mindy Fogg <[mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)>; Michael Ramirez <[MichaelR@carpinteriaca.gov](mailto:MichaelR@carpinteriaca.gov)>  
**Cc:** Eileen Marcussen <[esmarcussen@earthlink.net](mailto:esmarcussen@earthlink.net)>  
**Subject:** "NOISE" ELEMENT DRAFT - CITY OF CARPINTERIA "GENERAL PLAN" DRAFT

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

To: Mindy Fogg

From: Eileen Marcussen

Date: Tuesday, July 8, 2025

Re: "NOISE" ELEMENT – CITY OF CARPINTERIA 'GENERAL PLAN' DRAFT

The Carpinteria General Plan's "Noise Element" draft does not identify a recent and important change to the City's "developed environment," specifically, the addition of City-sanctioned outdoor live music and entertainment.

Adopted in 2024, the City of Carpinteria's "Ordinance No. 781" amended Carpinteria Municipal Code Chapter 5.40 by changing "the definition of "place of entertainment" to include outdoor portions of premises open to the public."

Ordinance No. 781 placed more "sound," more "sonic" activity into Carpinteria's "developed environment," with no conditions to mitigate the inevitable changes that come -- in the form of noise disturbances -- into the surrounding residential neighborhoods.

That omission is not insignificant; the City of Carpinteria's Ordinance No. 781 enables activity on its "arterial streets" – its main corridor, in fact -- that was un-permitted when the last (the current) General Plan was drafted.

Ordinance No. 781 altered Carpinteria's sonic landscape.

Many of Carpinteria's land use and community development policy objectives ask that, with any "intensified land use," the City's "small beach town" character be "ensured" and remain "consistent."

This is a time for the City of Carpinteria to define exactly what "small beach town character" means for its future. The maintenance of Carpinteria's "character" and "image" is referenced often in City documents and, theoretically, is of paramount concern when new policy is crafted and new development is considered.

When City Staff determine that residential impacts will be addressed on a "case-by-case basis," or that "appropriate mitigation measures" will be developed, the Carpinteria public has no guarantee that their "small beach town" experience will be in

sync with the City's "small beach town" character. Whatever that is, whatever that could be, or will be (depending on project or policy).

The City's oft-stated objective, to maintain Carpinteria's "small beach town" image, seems to be a whimsical goal, in reality.

The current draft of the "Noise" Element does not recognize the changed City environment that Ordinance No. 781 initiated and fails to address the new sonic reality in Carpinteria. Revisions are in order.

According to the City's website, as of the Summer of 2025, there are seven (7) Carpinteria establishments that the City names as Live Entertainment licensees: Island Brewing Company, Corktree Cellars, Apiary Beverage Company, brewLAB, Rincon Brewery, Giovanni's Pizza, and Sunburst Wine Bar.

In addition to the seven licensed establishments, the Lynda Fairly Arts Center regularly books live music acts for its courtyard space (enjoying a curious license-free privilege that mystifies this resident) and the new Linden Square shopping and dining hub is booking music acts in its common area, as well. Residents can also anticipate additional outdoor entertainment when the Palms Restaurant opens its doors and quite possibly, the Surfliner Inn -- with its proposed rooftop bar and "entertainment" opportunities -- to add to the current din.

The most recent draft "Noise" Element does not sufficiently recognize the expanded scope of live entertainment and music, outdoors. The number of current and future businesses hosting live outdoor entertainment and music, with expanded hours, no distance-based dB specs, no user-friendly/"plainly audible" noise assessments, will continue to change the sonic landscape of Carpinteria.

The City of Carpinteria's 'Downtown "T"' is where these establishments are located and concentrated.

Under the "Noise" Element's heading, "NOISE AND VIBRATION SOURCES AND CONTOURS," the City's 'Downtown "T"' should be discussed separately and be identified with its own sub-heading.

Ambient sound levels are elevated in the Downtown "T;" the greatest concentration of establishments hosting outdoor live music and entertainment, especially during evening hours on weekends, are found inside the Linden Avenue corridor and along Carpinteria Avenue. **Noise levels are sustained** and not "intermittent" on Friday and Saturday nights. Loud, and low frequency bass sounds produce vibrations that can be physically experienced by "sensitive receptors." The Downtown "T"'s extraordinary noise environment deserves to be described separately because the area is filled with the sounds of booked music acts most weekend evenings.

Any establishment hosting live entertainment and music **OUTDOORS** should be named under the "Noise" Element's sub-heading, "Stationary Noise Sources," with the caveat that these particular "long-term sources" do present "significant" issues.

There have been no 'compatibility' studies on **outdoor music** in Carpinteria; "compatibility" should always be a priority but Ordinance No. 781 effectively removed "compatibility" as a consideration.

In the City's 'Noise' Element' draft, under the "Short-term Noise Sources" subheading, the issue of "sound amplification" for "special events" very superficially addresses Carpinteria's new "amplification"-friendly environment. "Entertainment Licenses may be conditioned to limit or restrict..." The absence of any specific noise-mitigating conditions placed on Live Entertainment licensees indicates a willful disregard to address the very real potential of noise issues arising from this new City-sanctioned activity.

The "Noise" Element should provide all of the options that are available to the public to remedy an experience of excessive, disruptive noise. Noise complaints **are not** addressed in the City of Carpinteria. Currently, Carpinteria's Code Enforcement officers are unavailable during evening hours and on weekends and the Santa Barbara Sheriff's Department more often tell aggrieved residents that there are no real noise "conditions" for a "licensed" establishment.

There are no meaningful conditions to enforce ergo unchecked sound is produced and noise is generated with zero consequences. That is the current environment, that is the "noise" reality in Carpinteria.

Directing the Carpinteria public to the City's website to make a 'Code Enforcement' service request, providing step-by-step instructions on how to navigate the City's portal to its 'Noise' Service Request page would, at the very least, provide the City with some data that would assist in the creation of a more comprehensive, stand-alone "Noise" Element and possibly aid in the understanding of the "compatibility" piece, as well.

If the "Noise Element" is to encourage "policies designed to avoid or minimize unacceptable noise," it will be essential to discuss outdoor entertainment/music noise levels and impacts on the community so that residential uses are not compromised by surrounding in/outdoor music sources.

As Ms. Fogg described in an early meeting regarding the "Noise" Element, the community is in an "awkward" place, especially post Ordinance No. 781. Regularly programmed outdoor music *is new* to Carpinteria and has introduced complex considerations as the "developed environment" has changed and will continue to do so.

The current draft of "Noise" Element needs to be a more comprehensive, less vague, more of a stand-alone 'General Plan' element.

Thanks for your consideration.

Eileen Marcussen

323-632-9884

[esmarcussen@earthlink.net](mailto:esmarcussen@earthlink.net)

## Megan Musolf

---

**From:** Eileen and Stephen Marcussen <esmarcussen@earthlink.net>  
**Sent:** Thursday, August 7, 2025 7:35 PM  
**To:** GPUUpdate; Public Comment  
**Cc:** Eileen Marcussen; Mindy Fogg; Michael Ramirez City of Carpinteria  
**Subject:** GENERAL PLAN UPDATE - "NOISE" ELEMENT - DRAFT - CITY OF CARPINTERIA  
"GENERAL PLAN" - PUBLIC COMMENT/NOTES

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

To: LONG RANGE PLANNING - GENERAL PLAN UPDATE - PUBLIC COMMENT/NOTES

From: Eileen Marcussen

Date: Thursday, August 7, 2025

Re: **"NOISE" ELEMENT – CITY OF CARPINTERIA 'GENERAL PLAN' DRAFT**

The Carpinteria General Plan's "Noise Element" draft does not identify a recent and important change to the City's "developed environment," specifically, the addition of City-sanctioned **outdoor** live music and entertainment.

Adopted in 2024, the City of Carpinteria's "Ordinance No. 781" amended Carpinteria Municipal Code Chapter 5.40 by changing "the definition of "place of entertainment" to include **outdoor** portions of premises open to the public."

Ordinance No. 781 placed more "sound," more "sonic" activity into Carpinteria's "developed environment," with no conditions to mitigate the inevitable changes that come -- in the form of noise disturbances -- into the surrounding residential neighborhoods.

That omission is not insignificant; the City of Carpinteria's Ordinance No. 781 enables activity on its "arterial streets" – its main corridor, in fact -- that was un-permitted when the last (the current) General Plan was drafted.

Ordinance No. 781 altered Carpinteria's sonic landscape.

Many of Carpinteria's land use and community development policy objectives ask that, with any "intensified land use," the City's "small beach town" character be "ensured" and remain "consistent."

This is a time for the City of Carpinteria to define exactly what "small beach town character" means for its future. The maintenance of Carpinteria's "character" and "image" is referenced often in City documents and, theoretically, is of paramount concern when new policy is crafted and new development is considered.

When City Staff determine that residential impacts will be addressed on a "case-by-case basis," or that "appropriate mitigation measures" will be developed, the Carpinteria public has no guarantee that their "small beach town" experience will be in sync with the City's "small beach town" character. Whatever that is, whatever that could be, or will be (depending on project or policy).

The City's oft-stated objective, to maintain Carpinteria's "small beach town" image, seems to be a whimsical goal, in reality.

The current draft of the "Noise" Element does not recognize the changed City environment that Ordinance No. 781 initiated and fails to address the new sonic reality in Carpinteria. Revisions are in order.

According to the City's website, as of the Summer of 2025, there are seven (7) Carpinteria establishments that the City names as Live Entertainment

licensees: Island Brewing Company, Corktree Cellars, Apiary Beverage Company, brewLAB, Rincon Brewery, Giovanni's Pizza, and Sunburst Wine Bar.

In addition to the seven licensed establishments, the Lynda Fairly Arts Center regularly books live music acts for its courtyard space (enjoying a curious license-free privilege that mystifies this resident) and the new Linden Square shopping and dining hub is booking music acts in its common area, as well. Residents can also anticipate additional outdoor entertainment when the Palms Restaurant opens its doors and quite possibly, the Surfliner Inn -- with its proposed rooftop bar and "entertainment" opportunities -- to add to the current din.

The most recent draft "Noise" Element does not sufficiently recognize the expanded scope of live entertainment and music, outdoors. The number of current and future businesses hosting live outdoor entertainment and music, with expanded hours, no distance-based dB specs, no user-friendly/"plainly audible" noise assessments, will continue to change the sonic landscape of Carpinteria.

The City of Carpinteria's 'Downtown "T"' is where these establishments are located and concentrated.

Under the "Noise" Element's heading, "NOISE AND VIBRATION SOURCES AND CONTOURS," the City's 'Downtown "T"' should be discussed separately and be identified with its own sub-heading.

Ambient sound levels are elevated in the Downtown "T;" the greatest concentration of establishments hosting outdoor live music and entertainment, especially during evening hours on weekends, are found inside the Linden Avenue corridor and along Carpinteria Avenue. **Noise levels are sustained** and not "intermittent" on Friday and Saturday nights. Loud, and low frequency bass sounds produce vibrations that can be physically experienced by "sensitive receptors." The Downtown "T"'s extraordinary noise environment deserves to be described separately because the area is filled with the sounds of booked music acts most weekend evenings.



Any establishment hosting live entertainment and music **OUTDOORS** should be named under the "Noise" Element's sub-heading, "Stationary Noise Sources," with the caveat that these particular "long-term sources" **do** present "significant" issues.

There have been no 'compatibility' studies on **outdoor music** in Carpinteria; "compatibility" should always be a priority but Ordinance No. 781 effectively removed "compatibility" as a consideration.

In the City's 'Noise' Element' draft, under the "Short-term Noise Sources" subheading, the issue of "sound amplification" for "special events" very superficially addresses Carpinteria's new "amplification"-friendly environment. "Entertainment Licenses **may** be conditioned to limit or restrict..." The absence of any specific noise-mitigating conditions placed on Live Entertainment licensees indicates a willful disregard to address the very real potential of noise issues arising from this new City-sanctioned activity.

The "Noise" Element should provide all of the options that are available to the public to remedy an experience of excessive, disruptive noise. Noise complaints **are not** addressed in the City of Carpinteria. Currently, Carpinteria's Code Enforcement officers are unavailable during evening hours and on weekends and the Santa Barbara Sheriff's Department more often tell aggrieved residents that there are no real noise "conditions" for a "licensed" establishment.

There are no meaningful conditions to enforce ergo unchecked sound is produced and noise is generated with zero consequences. That is the current environment, that is the "noise" reality in Carpinteria.

Directing the Carpinteria public to the City's website to make a 'Code Enforcement' service request, providing step-by-step instructions on how to navigate the City's portal to its 'Noise' Service Request page would, at the very least, provide the City with some data that would assist in the creation of a more comprehensive, stand-alone "Noise" Element and possibly aid in the understanding of the "compatibility" piece, as well.

As of this writing, an on-line Service Request/Code Enforcement Request is a ten (10)-step+ process. The City's website is not at all a user-friendly with respect to lodging a complaint (or providing much needed "noise" data for the City to work with); "Code Enforcement " is buried under the City's website drop-down menu "Local Info."

If the "Noise Element" is to encourage "policies designed to avoid or minimize unacceptable noise," it will be essential to discuss outdoor entertainment/music noise levels and impacts on the community so that residential uses are not compromised by surrounding in/outdoor music sources.

As Ms. Fogg described in an early meeting regarding the "Noise" Element, the community is in an "awkward" place, especially post Ordinance No. 781. Regularly programmed outdoor music *is new* to Carpinteria and has introduced complex considerations as the "developed environment" has changed and will continue to do so.

The current draft of "Noise" Element needs to be a more comprehensive, less vague, more of a stand-alone 'General Plan' element.

Thanks for your consideration.

Eileen Marcussen

323-632-9884

[esmarcussen@earthlink.net](mailto:esmarcussen@earthlink.net)



833-644-2094

Call for Internet  
up to 1 Gig

esmarcussen@earthlink.net | Preferences | Chat With Us | Help

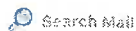
Web Mail



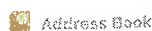
Check Mail



Write



Search Mail



Address Book



Did You Know?

91% of 3100 MB used.

## Message

[Previous](#) | [Next](#) | [Back to Inbox](#)[Reply](#) [Reply All](#) [Forward...](#) [Print](#) [Delete](#) [Spam](#) [Move to...](#) [More Actions...](#)

From: "Eileen and Stephen Marcussen" &lt;esmarcussen@earthlink.net&gt; [Edit Address Book]

To: "GPUUpdate@carpinteriaca.gov" &lt;GPUUpdate@carpinteriaca.gov&gt;, "City of Carp Public Comment" &lt;PublicComment@carpinteriaca.gov&gt;

Cc: "Eileen Marcussen" &lt;esmarcussen@earthlink.net&gt;, "Mindy Fogg" &lt;mindyf@carpinteriaca.gov&gt;, "Michael Ramirez, City Manager Carpinteria" &lt;michaelr@carpinteriaca.gov&gt;

Subject: GENERAL PLAN UPDATE - "NOISE" ELEMENT - DRAFT - CITY OF CARPINTERIA "GENERAL PLAN" - PUBLIC COMMENT/NOTES

Date: Aug 8, 2025 11:54 AM

To: LONG RANGE PLANNING - GENERAL PLAN UPDATE - PUBLIC COMMENT/NOTES

From: Eileen Marcussen

Date: Thursday, August 7, 2025

Re: **"NOISE" ELEMENT - CITY OF CARPINTERIA 'GENERAL PLAN' DRAFT**

The Carpinteria General Plan's "Noise Element" draft does not identify a recent and important change to the City's environment," specifically, the addition of City-sanctioned outdoor live music and entertainment.

Adopted in 2024, the City of Carpinteria's "Ordinance No. 781" amended Carpinteria Municipal Code Chapter 5.4J definition of "place of entertainment" to include outdoor portions of premises open to the public."

Ordinance No. 781 placed more "sound," more "sonic" activity into Carpinteria's "developed environment," with no mitigation of the inevitable changes that come -- in the form of noise disturbances -- into the surrounding residential neighborhood.

That omission is not insignificant; the City of Carpinteria's Ordinance No. 781 enables activity on its "arterial street corridor," in fact -- that was un-permitted when the last (the current) General Plan was drafted.

Ordinance No. 781 altered Carpinteria's sonic landscape.

Many of Carpinteria's land use and community development policy objectives ask that, with any "intensified land use," "small beach town" character be "ensured" and remain "consistent."

This is a time for the City of Carpinteria to define exactly what "small beach town character" means for its future. The City's "character" and "image" is referenced often in City documents and, theoretically, is of paramount importance. The City's policy is crafted and new development is considered.

When City Staff determine that residential impacts will be addressed on a "case-by-case basis," or that "appropriate measures" will be developed, the Carpinteria public has no guarantee that their "small beach town" experience will be maintained. The City's "small beach town" character. Whatever that is, whatever that could be, or will be (depending on project).

The City's oft-stated objective, to maintain Carpinteria's "small beach town" image, seems to be a whimsical goal,

The current draft of the "Noise" Element does not recognize the changed City environment that Ordinance No. 781 addresses to address the new sonic reality in Carpinteria. Revisions are in order.

According to the City's website, as of the Summer of 2025, there are seven (7) Carpinteria establishments that have Live Entertainment licenses: Island Brewing Company, Corktree Cellars, Apiary Beverage Company, brewLAB, Giovanni's Pizza, and Sunburst Wine Bar.

In addition to the seven licensed establishments, the Lynda Fairly Arts Center regularly books live music acts for its events (enjoying a curious license-free privilege that mystifies this resident) and the new Linden Square shopping and dining area has live music acts in its common area, as well. Residents can also anticipate additional outdoor entertainment when the area opens its doors and quite possibly, the Surfliner Inn -- with its proposed rooftop bar and "entertainment" opportunity for current diners.

The most recent draft "Noise" Element does not sufficiently recognize the expanded scope of live entertainment and outdoors. The number of current and future businesses hosting live outdoor entertainment and music, with expected distance-based dB specs, no user-friendly/"plainly audible" noise assessments, will continue to change the sonic landscape of Carpinteria.

The City of Carpinteria's 'Downtown "T"' is where these establishments are located and concentrated.

Under the "Noise" Element's heading, "NOISE AND VIBRATION SOURCES AND CONTOURS," the City's 'Downtown' is discussed separately and be identified with its own sub-heading.

Ambient sound levels are elevated in the Downtown "T," the greatest concentration of establishments hosting outdoor entertainment. especially during evening hours on weekends. are found inside the Linden Avenue corridor and along the

Avenue. **Noise levels are sustained** and not "intermittent" on Friday and Saturday nights. Loud, and low frequency produce vibrations that can be physically experienced by "sensitive receptors." The Downtown "T"'s extraordinary environment deserves to be described separately because the area is filled with the sounds of booked music acts evenings.

Any establishment hosting live entertainment and music **OUTDOORS** should be named under the "Noise" Element "Stationary Noise Sources," with the caveat that these particular "long-term sources" **do** present "significant" issues.

There have been no 'compatibility' studies on **outdoor music** in Carpinteria; "compatibility" should always be a part of Ordinance No. 781 effectively removed "compatibility" as a consideration.

In the City's 'Noise' Element draft, under the "Short-term Noise Sources" subheading, the issue of "sound amplification events" very superficially addresses Carpinteria's new "amplification"-friendly environment. "Entertainment Licenses conditioned to limit or restrict..." The absence of any specific noise-mitigating conditions placed on Live Entertainment indicates a willful disregard to address the very real potential of noise issues arising from this new City-sanctioned

The "Noise" Element should provide all of the options that are available to the public to remedy an experience of disruptive noise. Noise complaints **are not** addressed in the City of Carpinteria. Currently, Carpinteria's Code Enforcement is unavailable during evening hours and on weekends and the Santa Barbara Sheriff's Department more often tells residents that there are no real noise "conditions" for a "licensed" establishment.

There are no meaningful conditions to enforce ergo unchecked sound is produced and noise is generated with zero mitigation. That is the current environment, that is the "noise" reality in Carpinteria.

Directing the Carpinteria public to the City's website to make a 'Code Enforcement' service request, providing step-by-step instructions on how to navigate the City's portal to its 'Noise' Service Request page would, at the very least, provide some data that would assist in the creation of a more comprehensive, stand-alone "Noise" Element and possibly increase understanding of the "compatibility" piece, as well.

As of this writing, an on-line Service Request/Code Enforcement Request is a ten (10)-step+ process. The City's website is not all a user-friendly with respect to lodging a complaint (or providing much needed "noise" data for the City to work with). "Code Enforcement" is buried under the City's website drop-down menu "Local Info."

If the "Noise Element" is to encourage "policies designed to avoid or minimize unacceptable noise," it will be essential to address outdoor entertainment/music noise levels and impacts on the community so that residential uses are not compromised surrounding in/**outdoor** music sources.

As Ms. Fogg described in an early meeting regarding the "Noise" Element, the community is in an "awkward" place. Ordinance No. 781. Regularly programmed **outdoor music is new** to Carpinteria and has introduced complex complexities. The "developed environment" has changed and will continue to do so.

The current draft of "Noise" Element needs to be a more comprehensive, less vague, more of a stand-alone 'General Noise' Element.

Thanks for your consideration.

Eileen Marcussen  
323-632-9884  
esmarcussen@earthlink.net

Reply Reply All Forward... Print Delete Spam Move to... More Actions...

Previous | Next > | < Back to Inbox

July 29, 2025

City of Carpinteria  
Long Range Planning  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

Attn: Mindy Fogg

Dear Ms. Fogg:

I have a few comments for your consideration:

The introduction on page 4 refers to the Goals of the community. The community refers to tourists, business owners, industry to name a few. In fact, the Goal of the community plan should be “to preserve the essential character of our small beach town, it’s culturally diverse residential neighborhoods, it’s unique visual and natural resources, it’s open rural surroundings while enhancing recreational, cultural, economic and housing opportunities for our” residents.

Under Community Design, page 49:

- Concha Loma Neighborhood: Characterized by an eclectic mix of homes with varied architecture and landscaping, the Concha Loma Neighborhood subdivision features ranch and craftsman-style homes generally dating from the 1950s to 1960s. The City aims to improve the neighborhood with more on-street parking, safe pedestrian access, street-facing entrances, and open landscaping.

Improving the neighborhood with more on street parking and pedestrian access would seem to be language prepared by someone who has never visited this neighborhood. Perhaps if this is to be taken seriously, the document should illustrate how this can happen. “For example....”

Mindy Fogg



### **Under Land Use element, page 21:**

The Beach Neighborhood in the southern region of the City supports established neighborhoods contributing to the City's small beach town identity, including short-term rentals, an important source of City transient occupancy tax revenue.

In this time of housing affordability concerns in our community, perhaps when Short Term Rentals are mentioned as an important source of TOT revenue it is also prudent to mention the downside. Every Short Term Rental takes away a housing opportunity for a long term resident. Or language that is more politic but still addresses the issue.

### **Under Land Use element, page 21**

Downtown and Old Town District anchor the City's most vibrant business districts such as restaurants, retail stores, and visitor-serving uses including hotels and motels centered on Linden Avenue and Carpinteria Avenue.

Not sure "hotels and motels centered on Linden Avenue" is the best language. I think it means we have motels and hotels on Linden Avenue and we don't. Nor has that been established as a community priority.

### **Under Community Design, page 49**

[CD-1e](#). Development should be designed to protect public views of the mountains and the ocean.

In many other places in the "plan", public views are "shall protect". The existing neighborhoods need the same protective language.

**The unhoused population in our community.** Where is the acknowledgement? Perhaps the appropriate place is Healthy Communities. Every healthy community needs a written statement that supports this population of our community and the resources provided.

Further it is necessary to keep our eye on the **housing affordability** ball. I realize future housing is discussed in the Housing Element which is a world of its own. However, in any community plan document there needs to be language that underscores the City's commitment to housing opportunities – over and above the State Regional Housing Needs Assessment. I am suggesting a Policy statement somewhere that recognizes the potential of City housing partnerships for the development of creating/maintaining housing affordability. And perhaps an Objective of creating a Housing Trust Fund to enhance the potential of that Goal by 2026 (say).

To illustrate my concern, the Grand Jury of Santa Barbara County studied the urgent need for housing on the South Coast/

The City is mandated to respond to the Grand Jury's findings that the City owns surplus land which can be used for affordable housing and the City should invite public and private developers to work with them to build affordable housing on public lands. The City has the opportunity to respond to the Grand Jury in a positive way, noting our CLUP/GP supports their findings.

Finally, I would like to see a map of City owned properties included in this CLUP/GP.

Thank you for the chance to comment on this very important document.

Gail Marshall  
Carpinteria Resident

## Megan Musolf

---

**From:** Mindy Fogg  
**Sent:** Monday, August 11, 2025 3:29 PM  
**To:** Megan Musolf  
**Subject:** FW: Draft EIR

---

**From:** Mindy Fogg <mindyf@carpinteriaca.gov>  
**Sent:** Wednesday, August 6, 2025 7:58 AM  
**To:** Gary or Geri Campopiano <geriandgarycampo@gmail.com>  
**Subject:** Re: Draft EIR

Good Morning Gary,

We haven't started the EIR yet. Those numbers were in the draft general plan. We are working with the consultant team to clarify those numbers and also provide more detailed census info. When we have those revisions, I'll definitely follow up with you and make it available to the public also. That will be before we prepare the EIR.

Thanks again for attending the workshop and for this valuable feedback!

-Mindy

On Aug 5, 2025, at 5:25 PM, Gary or Geri Campopiano <[geriandgarycampo@gmail.com](mailto:geriandgarycampo@gmail.com)> wrote:

**\*\*EXTERNAL EMAIL\*\***

**CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

Hi Mindy. I would like to follow up on my question concerning the "numbers" that were used in the jobs to workers ratio under the Jobs & Housing Balance & Affordability heading, page 18 in the draft EIR. I question, specifically, the estimated 7420 jobs in the city. The sentence containing "....an estimated 7,420 jobs and 6,780 employed people..." ends with the words, as per the "2023 census." I am not knowledgeable of whether or not the census takers make estimates of jobs and employed people but I know that these are not questions on our census forms. I believe that wherever this number came from, the greenhouses in the county were included. The 7420 jobs is not accurate for the CITY. Do you believe that this "fact" was shared with the State leading to the unreal number of houses they are requiring



of us? If this was the case, the County needs to provide those houses. Perhaps in Montecito.

**From:** [Greg Karpain](#)  
**To:** [GPUpdate](#)  
**Cc:** [Margaret Connors](#)  
**Subject:** public review and comment as of Tuesday, June 10th on the City of Carpinteria CLUP/GP document  
**Date:** Tuesday, June 10, 2025 5:04:55 PM

---

**\*\*EXTERNAL EMAIL\*\***

**CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

Dear City of Carpinteria, planning Commission, Council, Environmental dept., and Public works,

First, Thank you for this ongoing and complex project. City planning is a big task and I think you are all doing a bang-up job. My Father was City Manager of Avalon, Catalina so I grew up with a True appreciation of what a hard and "patient" job it is. I admire and thank you for taking this, and other Carpinteria task on, and what has resulted is a very unique and wonderful city. Kudos.

I'm sorry I could not be there in person today to speak, but not feeling well so I will email in my comments and please feel free to email be back or call me at 805-453-1949 for any additional feedback or Clarification.

My main comments are about the Living Dunes and Shore Management project. I have been following this project by attending planning meetings and council meetings via zoom. I am a board member on the Gaviota Coast Conservancy (see Gaviota Coast Conservancy.org (GCC) for my short bio, etc, and I do not represent the GCC but just myself as a loyal and active Carpinteria citizen. I just mention this to give some gravity to my comments and that I am very familiar with how these projects go, and again, admire ANYONE, either the fortitude and civic duty to work it all out)! I have also been working with Surfrider on the Living Shore and Dunes Management part of the CLUP.

Here are my numbered comments:

1. Perhaps a few years ago, I watched initial public presentations on a project plan with Wood, Beacon, City Environmental Director (no longer at City), and Director of Parks and recreation) no longer with City. According to Beacon/Woods graphs the Berm actually did as well, if not better than their proposal for up to a twenty-year event. When I mentioned that, they said honestly, as we were looking at their graphs, "yes, that's true". I also questioned that there was no discussion on 30-, 50-, 75-, and 100-year events, but which showed on the graph as completely topping this new proposed project: adly, this is a fact of nature and possibly not much can be done about this. Anyone can refer to the heroic efforts of Venice, Italy to see how difficult the rising tides and Any kind of "man-made" containment is, no matter how much money one throws at it. I understand that Carp is a very flat, and lovely/ beach town without a cliff to help it along line at Summerland. Such is life and I also recognize that you are All dealing with a very difficult problem as are many places all over the world, including flooded tropical islands, our own Alaskan cities, Florida, etc.

A. When I attended the planning commission meeting on this subject, they either unanimously (or all against and one for - sorry don't remember but you have your records), said, paraphrasing that this was a very bad idea and they wanted to speak to the Council, as is usual procedure, and discuss this with them. However, there was some kind of rush requested and that usual meeting was not able to be heard so the Planning Commission Chair asked Environmental and to "promise" to portray truthfully how they were very against it, especially since it was only a "temporary solution" (per Beacon and Woods admission). I note that I watched the next council-meeting and this information was not in any of the notes they received available to the public or mentioned in any way to the council at the public meeting. So it may be that decisions for approval of this project were made without full disclosure and information from the planning Commission?

B. Please see this article which is very accurate reporting by Eveyln Spence at the Coastal view. I attended the meeting and wrote down the quotes of the planners and of course it is recorded. She rendered accurately what they said. I'm not sure the Council was appraised of this information, but now it is. This article is offered as independent confirmation of what I said above and can be reviewed at the meeting recording. From the article date below, it was probably a week or two before Feb 9, 2022. [Note - even though the Council asked Environmental department and Parks and Rec to take out the Groin, I notice that the wording in the new CLUP says in the Coastal Resiliency : Adaptation section: "Sand retention protects development and natural resources by installing structures such as **groins** or cobbles to slow the passage of sand downcoast. Both the Planning Commission and the Council asked for a proposal with groins in it. Somehow, this is still in the wording even though it was said in the approval

meeting, and part of the condition of approval that this be removed.

#### **From the Carpinteria Coastal View Paper**

[https://www.coastalview.com/news/a-really-horribly-bad-idea-planners-slam-dune-shoreline-management-plan/article\\_a4fcb62c-89ef-11ec-960a-8b5fa8856f02.html](https://www.coastalview.com/news/a-really-horribly-bad-idea-planners-slam-dune-shoreline-management-plan/article_a4fcb62c-89ef-11ec-960a-8b5fa8856f02.html)

#### **A really, horribly bad idea": Planners slam dune & shoreline management plan**

- [By Evelyn Spence](#)
- Feb 9, 2022 Updated Feb 9, 2022

The Carpinteria Planning Commission expressed a number of concerns with the dune & shoreline management plan on its agenda on Monday, with Commissioner John Callender calling the plan "a really, horribly bad idea."

All four members of the planning commission slammed the plan – which aims to help with sea level rise in Carpinteria – and motioned to advise the Carpinteria City Council that the project needs more work.

The plan seeks to protect the beach neighborhood, downtown areas and other public utilities that are threatened by sea level rise. It covers 1.5 miles of coastline, from the mouth of the Carpinteria Salta Marsh to the western edge of Tar Pits Park, and falls under three jurisdictions: the county, the city and the California Department of Parks and Recreation.

The plan proposes a living shoreline for Carpinteria, involving beach nourishment, dune restoration, dune enhancement and a sand retention structure, also known as a groin. If approved and constructed on time, it would protect the city's beach neighborhood from sea level rise through 2050-2070, according to plan documents. The city held several public workshops on the matter prior to the plan's presentation at the Monday night planning commission meeting.

Environmental Program Manager Erin Maker, who presented the plan at Monday's meeting, stressed that a dune system for the beach "has a lower maintenance cost than doing nothing."

But commissioners brought up concerns with the fluctuating cost of initial construction and maintenance, which Maker estimated could be between \$9 million and \$12 million. Funding would come from a combination of local, state and federal funds. Once the plan is approved, Maker's team would seek out additional funding for the project.

"I'm not convinced by the... language in the report that we're able to fund it," Callender said, stating that in his mind, the project has "very little long-term value."

"I feel like this takes all of our available resources and potentially more resources than we would have available," he added.

"We're going to lose time by not moving forward with something that has more long-term value."

Maker said there would be an annual maintenance costs of the living shoreline, although there isn't a way to predict exactly what it would be; costs would vary depending on storms, fires, potential dune reconstruction and other variables.

"We don't have a magic ball to read into the future," she said.

Commissioner Glenn La Fevers said the project was "hard to conceptualize and visualize." He suggested enlarging the beach at its current location, and said it was difficult to imagine a large sand retention structure, or groin, on the beach.

"Is this a worthwhile effect to even attempt?" he asked.

Chair Jane Benefield added that she also thought any groin on the beach would be temporary, and expressed concerns with funding.

"I, too, generally don't look at the money, but in this case it's too much," she said. "We do need outside funding."

All commissioners expressed interest in keeping the current protection plan – a winter berm – in place yearlong. Maker said keeping the current winter berm in place year-round would result in the loss of many of the beach's recreational benefits.

The Carpinteria City Council will review the plan at its Feb. 14 meeting.

The city planning commission also approved a mini-storage expansion for McCann Mini-Storage at 1222 Cravens Lane on Monday. All development, save for an additional outside door, will be done inside two existing warehouse structures to create an additional 182 new mini-storage rental units.

Planner Syndi Souter called the item a "typical project," but said the planning commission had to look over it due to the 13,000 additional square footage the project requires.

The item unanimously passed with little discussion.

C. The Living Shores plan proposed a "groin" defined as a lot of rocks or even "adjustable steel" going into the water to help preserve the sand on the upside of the beach, meaning at Linden to preserve the 234 feet of extra sand squirted onto the beach annually or semi-annually (depending on weather and erosion). To understand this better, one needs only think of the harbor and the continual dredging needed to keep the harbor from closing up because of a type of groin, the rocks creating the harbor and how there needs to be a sand pump barge there all year round and pumping it onto east beach, etc. This would be a similar scenario, per Beacon / Woods admission that it would take annually "maintenance to keep the beach at the new 234 foot extension", simply due to erosion.

i. **Surfrider** submitted (in the records) a strong letter that said if there is a groin that they "will" oppose it with strong conviction. Without a groin, the "new" pumped sand would be washed-away. With a groin, it "may" conserve the sand only on the Carpinteria city Beach, but it would, which is how groin mechanics provenly does, and take away sand from the Carpinteria state Beach. Both scenarios would significantly effect Carpinteria tourism, both from the State beach and the City Beach. Imagine wanting to come to Carpinteria while the large sand pumper is pumping sand onto the beach.

ii. Where does the sand come from?: During the public presentations, Beacon, Woods, City environmental department (Erin Maker at the time), and Carp Public Works said "we do not know. Sand is hard to come by. Maybe we would suck it off the carp beach (again, imagine what that would do to tourism,

as well as residents, such as I? There basically is no source. taking sand from off Carp beach would very negatively affect the ecosphere of that underwater environment. Taking it from the salt marsh would be very polluted sand with some very dangerous micro-organisms [note-in a meeting with the City of Santa Barbara person involved with this (Andy with the County), he said, "let's put it this way, I would never allow my children to swim near the marsh outlet east of the county beach." Clearly, one would not want that sand "pumped" onto the Carp city beach. This is a very important detail to resolve. Anyway, if a "clean" source of sand is found, it will be expensive and take yearly or semi-yearly replenishing.

D. Historical Miramar Lawsuit in which Miramar won re: a groin put in East of the Property (as is proposed in this Living Dunes project (e.g. east of Carpinteria State Beach, resulting in "taking" away sand for this wonderful beach with natural dunes. Carpinteria needs to consider this and discuss in depth with the State of California and State Parks, both locally and at the state level.

**See Below from the Montecito Journal**

**In the Past**

**By The Sea at Miramar Beach**

**by Hattie Beresford**

(Page 54 – from: The Montecito Journal Glossy Edition Summer Fall 2010)

Shifting Sands



In the 1920s, the Miramar Hotel subdivided the beach and bluffs west of the hotel and sold the lots for vacation homes. Cottages rose above the high tide on stilts and were set back against the bluffs. Many of today's beach homes are recognizable in early photos.

Trouble was on the horizon, however. George Owen Knapp developed a beach resort called Edgecliff at the western point of the shallow cove that makes up Miramar Beach. Two groins captured sand for his club but reduced the sand drifting down to Miramar. That same year, the city began construction on the Santa Barbara Harbor, which was completed in 1929.

The interference with the littoral drift proved disastrous for the Miramar and Harold S. Doulton filed lawsuits. He lost his case against the city, but won his case against Edgecliff. The groins were dynamited in 1941. It was too late for the Doultons, however, as the Depression had put an end to their ownership of the Miramar.

E. Grant Funding: Conflict of Interest? : The City of Carp Environmental Dept. and Parks and recreation, etc. have been very creative in gaining funding for these studies (up to about \$2M to date + Local donations, assumedly AND understandably from property owners on the beach, with many rental units and a major source of income both in taxes and tourism, shops, etc. for Carpinteria. It's not an easy question at all the the whole world on the seashores of our wonderful planet are facing this same issue. So, bravo for looking into solutions and being proactive and working with the rest of the California

communities facing similar issues, even Santa Barbara. However, a large amount of the grant funding, I believe is from Caltrans which happens to do beach management, revetments, groins, building sand on beaches, etc. I submit this to the Council for consideration.

Summary:

I, and Surfrider, do not think this is a good project as it stands. I, speaking for myself, would like the city to consider how, for example, Ash Ave beach is pretty much ruined which used to be a favorite tourist family beach due to closeness of wonderfully painted public bathrooms for their kids. It's a rocky mess now. Think of what this proposal would do to the economic lifeblood of the city as the beach became more and more unpopular due to this project and continued sand pumping maintenance, Pumping barge offshore, noise, etc.? Please consider these issues.

Sadly, I do not have the solution. Note that the companies that "fixed" the Goleta Beach similar erosion storm issues were totally wiped away disastrously during a later very large storm and pretty much totally ineffective with a large bill to pay for failure. I surely don't want the properties on carp beach or the Carp state beach to get flooded. They give us our lifeblood and also are just a "part" of what makes Carpinteria the wonderful destination it is. I think people all around the world are trying to figure out the answer to this problem. Remember that the Planning commission stated, and I was there to hear the quote, that this "is a very, very bad idea."

In part they said that because even Beacon and Woods said honestly that it is only temporary and could not predict how many years it would last (see earlier information about how the berm is better than their solution for a 20-year event).

Thank You all for tackling this global issue and I wish you the best of luck.

Greg Karpain  
805-453-1949  
1053 Casitas Pass Road.  
STE 107  
Carpinteria, Ca 93013

## Megan Musolf

---

**From:** Noah Boland <noah@healtheocean.org>  
**Sent:** Thursday, August 7, 2025 5:03 PM  
**To:** GPUUpdate  
**Cc:** Karina Johnston  
**Subject:** Comment on draft of the Carpinteria CLUP/GP  
**Attachments:** Comment on Carp CLUP\_GP.docx.pdf

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Carpinteria Long Range Planning,

Please see the attached PDF for our comments on the draft Carpinteria CLUP/GP.

Thank you!

Kind regards,

Noah Boland

--



Noah Boland | Policy Analyst  
Heal the Ocean  
1430 Chapala Street  
Santa Barbara, CA 93101  
(805) 965 - 7570  
[noah@healtheocean.org](mailto:noah@healtheocean.org)  
[www.healtheocean.org](http://www.healtheocean.org)



1430 Chapala Street, Santa Barbara, CA 93101;  
PO Box 90106, Santa Barbara, CA 93190; Telephone (805) 965-7570; fax (805) 962-0651  
[www.healththeocean.org](http://www.healththeocean.org)

August 7, 2025

ATTN: Long Range Planning  
City of Carpinteria  
Council Chamber, 5775 Carpinteria Avenue  
Carpinteria, CA 93013

**Re: Carpinteria's Draft Coastal Land Use Plan/General Plan (CLUP/GP) August 2025**

Dear City of Carpinteria Long Range Planning and General Plan Update Committee,

Thank you for the opportunity to comment on Carpinteria's draft Coastal Land Use Plan/General Plan (CLUP/GP). Heal the Ocean would like to thank you for preparing this Draft in partnership with WSP, Fehr and Peers, and Revell Coastal. A lot has changed since the previous CLUP/GP update in 2003, and your efforts to keep up with rapidly changing times are well-reflected in this Draft. In particular, we applaud the inclusion of the new and robust element on Coastal Resilience, a topic that requires thorough and strategic planning as Carpinteria is highly vulnerable to sea level rise and climate change related coastal threats, which are well outlined in this Draft.

Heal the Ocean (HTO) is a 501(c)3 non-profit environmental organization that focuses on reducing ocean pollution and improving the health of our coastal waters and shorelines to benefit people and wildlife in the Santa Barbara region. HTO has a multi-decadal history of evaluating and solving coastal water quality challenges and is now committed to finding local coastal resilience solutions. HTO's Executive Director is Karina Johnston, who has extensive experience in climate adaptation planning and implementation, especially in nature-based adaptation strategies.

We greatly support this Element's prioritization of natural adaptation strategies, including the recommendation to prioritize natural engineered structures for Shoreline Protection Devices, and to avoid the need for hard shoreline protection - this is made clear by the policies within Objective CR-3.

In particular, we support policies CR-3f and CR-3g, which suggest that the City examine long-term solutions for beach nourishment and the establishment of a vegetated dune system, and encourage the use of soft or natural shoreline protection methods, such as dune restoration, beach/sand nourishment, living shorelines, horizontal levees, and other "green" infrastructure as alternatives to hard shoreline protective devices. HTO urges Carpinteria to pursue these options for natural adaptation, especially solutions such as dune restoration and living shorelines that offer multiple benefits including habitat creation, species recovery, and pollutant filtration.

While beach nourishment is listed as an adaptation measure for Carpinteria, it is crucial that it proceeds with great consideration of environmental impacts. We encourage extensive ongoing monitoring of any beach nourishment and encourage regional coordination of sediment management as included in Policies CR-3h and CR-3i.

We also support the Implementation Actions within Objective CR-4. We emphasize the importance of Implementation Action 1, which calls for the adoption of a Zoning Ordinance Amendment to establish a Coastal Adaptation Overlay Zone that includes requirements for specific development standards, real estate disclosures, indemnification agreements between the City and applicants/property owners, evaluation of current and future coastal hazards, and conditions of approval to reflect the recommendations of site-specific coastal hazard and sea level rise reports. These are necessary actions for the long-term protection of property and are essential initial steps in a comprehensive managed retreat strategy.

It is important that planning for potential managed retreat in the City of Carpinteria begins soon, as an effective plan should strategically prepare the public for retreat actions well in advance and should be responsive to changes in projections of coastal hazards. Therefore, we support Implementation Action 3 and the timing for it to be completed within 10 years of CLUP/GP adoption and its recommendation to develop a program framework for potential managed retreat in the long term, require extensive public involvement, and ensure that development and future implementation of the program should be triggered by observed evidence of physical changes in sea level rise.

Thank you for your consideration of these public comments. HTO hopes to contribute to coastal resilience efforts in Carpinteria and offers our help and advice wherever appropriate. Please do not hesitate to reach out with questions.

Sincerely,



Noah Boland  
Policy Analyst, Heal the Ocean  
[www.healtheocean.org](http://www.healtheocean.org)  
[noah@healtheocean.org](mailto:noah@healtheocean.org)



Karina Johnston  
Executive Director, Heal the Ocean  
[www.healtheocean.org](http://www.healtheocean.org)  
[karina@healtheocean.org](mailto:karina@healtheocean.org)



## Megan Musolf

---

**From:** james mcelvain <james.mcelvain@gmail.com>  
**Sent:** Wednesday, July 9, 2025 4:00 PM  
**To:** GPUupdate  
**Subject:** Comments on the draft Carp long range plan

### **\*\*EXTERNAL EMAIL\*\***

**CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

Unfortunately, I was not able to attend the 08JUL2025 General Plan (GP) Workshop last night due to a last minute personal conflict. I do have a few comments to note after reviewing the April 2003 GP:

- Most of the important elements of the GP are already captured in the 2003 GP including:
  - o key focus on maintain existing small town feel
  - o encouraging enough affordable housing for local residents
  - o strategic business expansion for solid tax base and tourist enhancement
- The next GP needs to be updated to accurately reflect the current and future state of Carp including:
  - o expanded cannabis grow houses
  - o increased homelessness and transient drug issues due to insufficient funds for proper police presence which has increased crime rate and decreased overall safety in Carp
  - o revisit parking requirements for new business and getting creative with underground/above ground parking solutions like Ventura has implemented so future updating of Carp (like very positive Linden Square) is not overly hamstrung by antiquated requirements
  - o rezoning of existing areas for multi-use housing and open space and cleaning out/rezoning problem areas where consistent drug use strains limited funding for police resources
  - o increased traffic on Carp Ave which will only get worse and expand to other areas without proactive planning on traffic patterns and solutions
  - o connecting open spaces for encouraging more walking/biking and alternate transportation besides just more cars
  - o anticipated new city expansion areas and timing including Venoco/Casitas Pier decommissioning
  - o reality of reduced funds in Carp city budgets
- It would be helpful to review the slide deck presented at the 08JUL2025 GP Workshop to provide more specific feedback, and it is unclear if there will be another GP workshop scheduled in the future.

James McElvain  
5517 Calle Arena  
805-494-4101

## Megan Musolf

---

**From:** John Tilton <jtilton33@gmail.com>  
**Sent:** Friday, August 8, 2025 10:48 AM  
**To:** GPUupdate  
**Subject:** General Plan/Coastal Land Use Plan update comments

**\*\*EXTERNAL EMAIL\*\***

**CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

Dear Committee and Staff,

Thanks to all for the tremendous amount of good work that has gone into creating the Draft of the City's CLUP/GP. This was my first time reading through such a document, and the amount of effort and detail is staggering!

While much of the document falls outside my knowledge and ability to claim any expertise, as a Carpinteria resident of some 30 years and daily Bluffs walker I will claim expertise in the sentiment of the community toward preserving open space on the Carpinteria Bluffs, and the community benefits that such preservation provides.

In recent years the community has spoken quite loudly with voices (staunch, strong opposition at hearings for proposed projects such as the hundreds of people who stood outside Council chambers on a cold night in January 2024, many after having to park several blocks away, for the ARB hearing on the proposed resort project at the Tee Time property), dollars (contributing to accomplish purchases of the Carpinteria Bluffs Nature Preserve, Rincon Bluffs Preserve, and now the Rincon Gateway properties), and votes (voting down Measure J, the Paredon Project in 2010 by a 70% to 30% margin) in favor of preserving Bluffs properties as open space for recreation.

In keeping with the community sentiment and the highlighted Community Goal "...to preserve the essential character of our small beach town, its culturally diverse residential neighborhoods, its unique visual and natural resources, and its open, rural surroundings while enhancing recreational, cultural, economic, and housing opportunities for our community", I would like to see the zoning designation changed on the Chevron Oil and Gas Facility and the Tee Time parcels to Open Space and Recreation.

To do so would honor the community's wishes while largely eliminating the need for staff and the community to devote resources to process (staff) and oppose (community) a continuing series of development projects for the area.

Certainly the need for housing, particularly low cost housing, has become very important in our City's planning these days. But housing on the Bluffs would never be low cost for the most part given its location, and the City's housing plan has already addressed anticipated and mandated needs without relying on housing development on the Bluffs.

Thank you again for your consideration, and all of the time and care that has gone into planning for our wonderful city!

John Tilton

[jtilton33@gmail.com](mailto:jtilton33@gmail.com)

(805) 453-8926

## Carpinteria General Land Plan 2025 Update: Comments, Questions and Suggestions

Katherine Salant [katherinesalant@gmail.com](mailto:katherinesalant@gmail.com)

I am submitting my comments as a member of the public, a former Carpinteria Planning Commissioner, and a member of the General Land Use Plan Update Committee which reviewed the GLUP draft, chapter by chapter with the Carpinteria Community Development Department staff at meetings held over a period of about nine months in 2024.

But first, a personal note to accompany my remarks. Last Friday, August 1st, I was hit by a bicyclist as I was walking down the sidewalk at the Carp end of the 8th Street Bridge. The bicyclist broke my left arm, and I must keep it in a sling for the next 8 weeks. I am dictating this into Microsoft Word, so please be patient with me, and I will try to be brief and succinct.

And 2nd, congratulations on the draft! I can see it has so many moving parts, so many details, it must have felt like writing a Ph.D. thesis! When the GLUP Update committee was reviewing it, we saw the material over many meetings, chapter by chapter. Not surprisingly, we focused on the details of each chapter. I can easily see the whole picture now, and it's great to have all the diagrams and maps together with the text.

I have a number of comments, both minor typos and more substantive ones. I hope they are helpful. I come to this document from the perspective of a former journalist; I wrote for general readers. A major challenge was to make complicated things understandable and to engage readers in topics that they ordinarily would not pursue.

With this in mind, my comments are intended to make this document more user friendly. Please take them in the spirit of collegiality, and not as being critical.

Rather than list typos and comments separately, which might be easier for you and I apologize, I am listing them together because of my current disability and difficulty in writing this.

Here we go:

Overall comment: It is my understanding that this document is supposed to provide guidance for land use in our city for the next 20 years, both defining the different types of land within our city and the rules which outline how each type of land can be developed or not. It will, in short, be our Bible.

Should the intro section not include a few paragraphs that identify what kind of challenges we will be facing in the future regarding land use and how this General Plan can help us address them? For example, the two most important challenges now facing our city are providing more housing and encouraging new commercial development without compromising our historic and unique small beach town character, which attracts many thousands of visitors each year and which accounts for about 70% of our local economy.

Would such an inclusion be considered informational or editorializing? Is the intent of the General Plan to be a “just the facts ma'am” document? Or to provide some guidance in how to address the problems that confront us as a city?

For readers using this document, especially those concerned about the future of our city, it would be very helpful to include an additional material in the introductory section that explains the step-by-step process by which a development idea becomes a finished project and where in the process residents can weigh in. This could be explained with minimal text and a few carefully chosen diagrams.

Specific comments:

Acknowledgement page: the General Land Use Plan Update Committee included Roy Lee who participated as a Member of the Carpinteria City Council until he was sworn in to his new position and Monica replaced him.

Page 8: the paragraph explaining shall, should, and may is very important! Highlighting this information with a box around it for easier reference will be helpful to readers.

Page 17: “Sphere of Influence”: This is a planning concept that will be unfamiliar to many readers including this one. To better understand this concept, it would be helpful if you could add a diagram that shows areas within our current boundaries that were previously spheres of influence and subsequently incorporated into our town.

In addition, I have a question regarding the Sphere of Influence concept as it applies to planning issues. Can the desire to incorporate into Carp sometimes go the other way? That is, rather than Carpinteria wanting to annex an area that lies outside of it, an area outside of Carpinteria in Santa Barbara County wants to be annexed into Carpinteria, claiming that it lies within Carpinteria's sphere of influence, but Carpinteria does not wish this to happen? For example, in the Bailard area of town I believe a developer wants to build a very large housing complex next to our town and then he wants to get it incorporated into us, and the people who live in that neighborhood are not happy about this at all.

Page 18: In the description of the Carpinteria planning area, you state that this boundary goes to the first Prominent Ridge line because any development between it and our town would affect the visual resources of the city. For readers, it would be helpful to identify the first Prominent Ridge on your diagram on page 15 LU-1 and to identify the lower ridges also shown in the diagram. As it stands now, the diagram does not define any of the ridges.

Though you have defined the Boundary Ridge in the text, many readers will flip through the general plan and look at the diagrams and figures first, before they look at the text, so it is not redundant to put the same information in both places.

It would be helpful for readers (and fun too!) if you also added a photograph of our mountains and Identified the Prominent Ridge that defines the planning boundary and the other ridge lines in front of it. We all look at the mountains here every day and it would be great to have a photo that explains what we are looking at!

Page 23, figure LU-2: the land use map here does not include the new mixed-use designation sites which were approved by the Planning Commission (I think approximately 9 parcels were involved). As proposed developments on these sites may be very hotly debated in the future, they should be shown on the map and included in this discussion. I realize the scale of this diagram may be too small to show these parcels. How about a second diagram at a bigger scale which could show these new mixed-use sites?

Page 27 table LU-4 Build Out Potential. In the table you list the net potential dwelling units in the city to be 4080 units. This is a very large number; it would increase the current number of housing units by 72%! It would be very helpful to include an additional diagram which would indicate where, within Carpinteria, this housing could be built. Most people

here have no idea this much housing could be added (the city looks pretty built up as it is). Are these potential sites raw land? Land in with buildings on them which must be demolished first? Both?

I think it would also be appropriate to add a few sentences describing the Implications of these housing numbers. Building even half of these units would dramatically change our town. It would look and feel different because of the greater densities, even if we insisted on maintaining our 30-foot height limit. To mention this would not be editorializing or offering an opinion. It would be a statement of fact regarding the implications of these numbers.

Because of the importance of some areas to Carp residents, there should be additional text regarding these potential housing numbers and the Bluffs. The table lists potential housing units for the PUD as 1,233, without mentioning that this PUD area is entirely within the Bluffs area. Almost any type of development in this area will bring a howl of protest from our residents. At the initial architectural review board hearing for a proposed resort and housing project on the Tee Time area of the Bluffs in Jan of 2024, 600 people showed up.

Table LU- 5: It is not clear why the maximum square footage at buildout for commercial square footage is less than the existing square footage. Are some of the total numbers in this diagram in the wrong column? A footnote explaining this should be added.

Page 26, bottom paragraph: here you mention that the current capacity of sewer and water is adequate to support new development, including commercial residential and institutional. As this is a very underappreciated, but critical piece for any development project, it would be helpful to know how much excess capacity the city actually has, especially regarding water, as the potential for severe drought always looms in the background in Carp. Are these capacity numbers based on worst case, years-long drought as we recently experienced? (if so, this should be foot-noted in the text). Down the line, will our community really have the sewer and water capacity to add more than 4,000 new housing units and a significant amount of additional commercial space? Will we be forced to make critical choices between proposed types of projects because of sewer and water

capacity? The purpose of the general plan is to provide information that will help our community make choices as we go forward and these kinds of statistics are needed.

Page 37 & 38 community design chapter introduction: during the during the general plan update review committee meetings there was much discussion of the uniqueness of the views in our town. We have both ocean and mountain vistas. The ocean views cannot be seen everywhere, but the mountains are visible everywhere, in all income neighborhoods. It is part of what makes Carpinteria a special and magical place. I do not see this thought expressed in the general plan update though during the meeting Mindy took copious notes as we discussed this. Have I missed something? Is it somewhere else?

Page 63 multimodal circulation system: The text states that the widening of US 101 is expected to alleviate regional congestion through 2030 and that Caltrans projects that congestion will again increase by 2035. Does this mean that five years from now, drivers on US 101 will again begin to experience traffic slowdowns and commuting distress that will increasingly worsen? This sentence requires some additional explanation in the plan update text.

After suffering through years of dislocation caused by the road-widening work on US 101 to make it three lanes in each direction from Ventura to Santa Barbara, it is very dispiriting to read that in five years we will again be facing congestions issues! To repeat, I suggest that more information is needed here.

During the review committee meetings, this astonishing fact was mentioned, but I was too gobsmacked to say anything at the time (and many other things were also being discussed) but it is very disheartening to read this, especially after many hundreds of millions of tax dollars have been spent on this project.

p. 69 Main residential neighborhood streets: In the Concha Loma neighborhood, you list one of the main streets as Arbol Verde Drive. The correct name is Arbol Verde St.

Page 69 East West connectivity Via Real: The paragraph here notes different classes of bike lanes. It would be helpful to a reader to note here in a footnote, that bike classifications are explained on page 74. Most readers are unfamiliar with these distinctions, and it is helpful when first encountering them to know where they can find the definitions.



Page 75 Carpinteria Active Transportation Facilities Figure C 2: The map indicates a UPRR crossing between Palm Ave. and Dump Rd. Where and what exactly is this crossing? It appears to be the one is in my neighborhood (at the end of Calle Ocho) and it is a place where many, many pedestrians (including elderly and young children) cross the tracks every day. Is this an official crossing or a mistake? If it's official, I would like to request that Engines signal their approach with a horn blast, as the passenger trains are surprisingly quiet and many of the elderly people who cross this daily have poor hearing. (If you have any idea of whom/where to contact about this, please let me know.)

Page 84 Parking coastal access: The figures for public parking are given for the year 2019. These figures are now already six years old. For a document which will serve as a reference for the next 20 years, surely you can get more updated figures from the city.

p. 115 second paragraph: It would be helpful to add a small map which identifies the three oil platforms mentioned in the text. There is also fourth platform which can be seen in the area of the Casitas Pier and the Jelly Bowl. Why isn't it mentioned here? How does it differ from the other 3? Just outside State Waters? Not being decommissioned as the other three are?

Finally, thanks for all your hard work on this!

## Megan Musolf

---

**From:** anatex anatex.com <anatex@anatex.com>  
**Sent:** Tuesday, July 8, 2025 5:13 PM  
**To:** GPUupdate  
**Cc:** anatex anatex.com  
**Subject:** Fw: Carpinteria Shoreline Project  
**Attachments:** IMG\_4597.jpeg; IMG\_4598.jpeg

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

---

Hello,

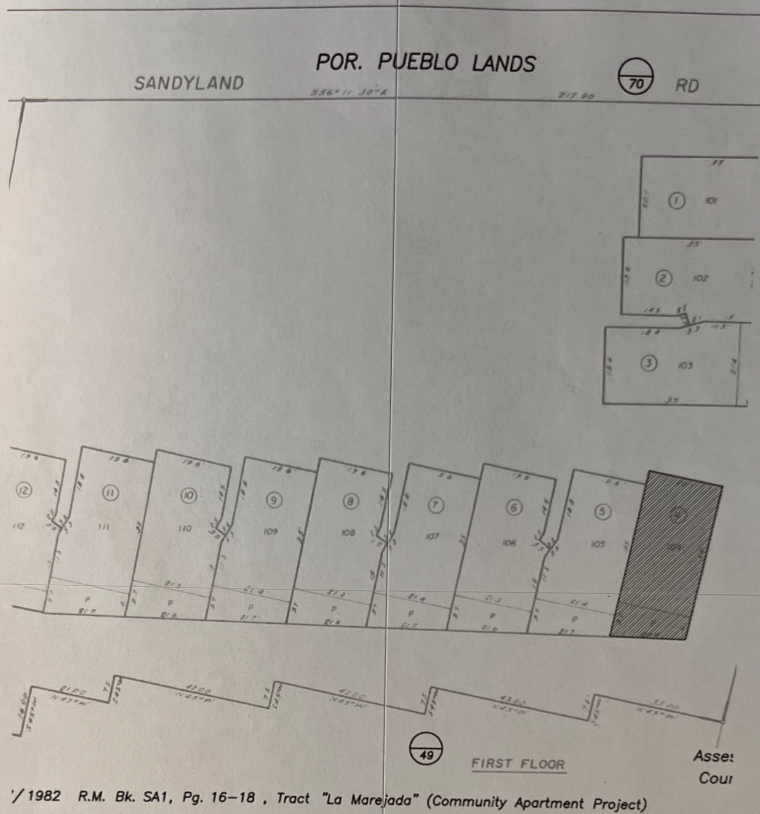
I have attached two photos from the Santa Barbara County records which indicates that Carpinteria Shores, formerly known as La Marejada owns or has an interest in the Carpinteria beach which extends 35 feet beyond the walls of the patios that are appurtenant to the beach.

Has this been taken into consideration in the proposed project which is being discussed this evening? Please advise as this would have a significant impact on the discussion and the rights of the owners of Carpinteria Shores.

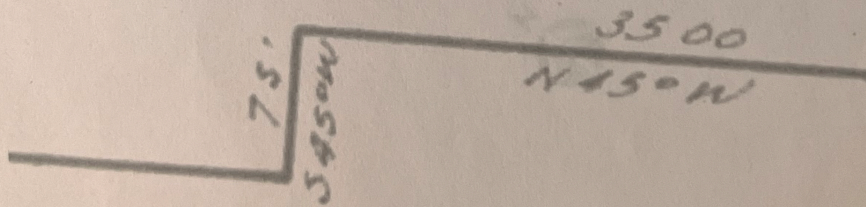
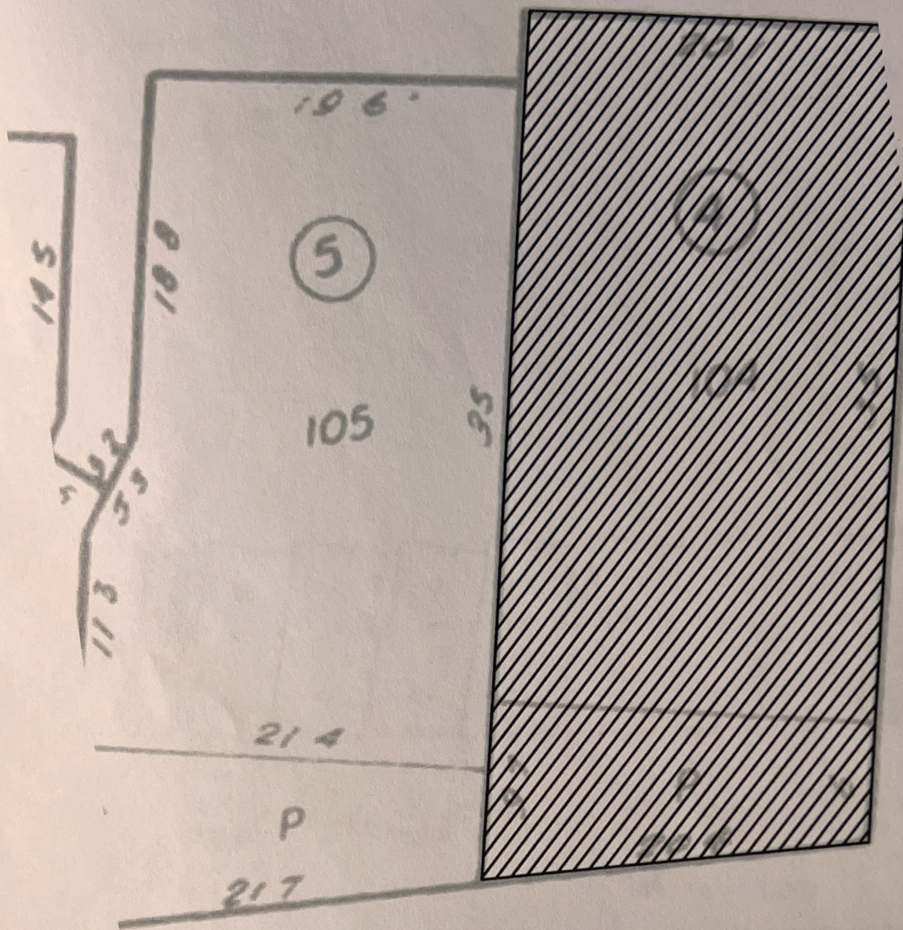
Thank you.  
Sincerely,  
Mark Chesler

Get [Outlook for iOS](#)

---







## Megan Musolf

---

**From:** Mark Wilkinson <mwilkinson@sbtrails.org>  
**Sent:** Friday, August 8, 2025 4:54 PM  
**To:** Megan Musolf  
**Cc:** GPUUpdate; Mindy Fogg; Otis Calef  
**Subject:** Re: Carpinteria CLUP/GP: Comment period  
**Attachments:** Carpinteria-Draft-General-Plan-Comment-Letter-08-08-25.pdf

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hello Megan,

I've attached our comment letter about the draft Carpinteria CLUP/GP. Please don't hesitate to let us know if you need additional information from us.

Regards,



Mark Wilkinson  
*Executive Director*

### Santa Barbara County Trails Council

805.708.6173 | [website](#) | [facebook](#) | [twitter](#) | [instagram](#)

On Thu, Aug 7, 2025 at 9:24 AM Megan Musolf <[MeganM@carpinteriaca.gov](mailto:MeganM@carpinteriaca.gov)> wrote:

Hi Mark,

We would prefer that you submit your comments by 5pm on 8/8.

Thank you,



**Megan Musolf** *(she/her)*  
Assistant Planner, Community Development Department  
City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

[meganm@carpinteriaca.gov](mailto:meganm@carpinteriaca.gov) | (805) 755-4438

[CarpinteriaCA.gov](http://CarpinteriaCA.gov)

---

**From:** Mark Wilkinson <[mwilkinson@sbtrails.org](mailto:mwilkinson@sbtrails.org)>

**Sent:** Thursday, August 7, 2025 8:54 AM

**To:** Mindy Fogg <[mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)>

**Cc:** GPUUpdate <[GPUUpdate@carpinteriaca.gov](mailto:GPUUpdate@carpinteriaca.gov)>

**Subject:** Carpinteria CLUP/GP: Comment period

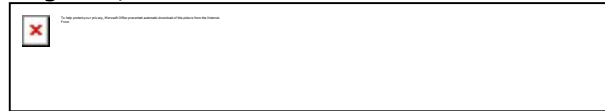
**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Mindy,

What time does the comment period close on the 8th? I must not be looking in the right place since I cannot find it.

Regards,



Mark Wilkinson

*Executive Director*

**Santa Barbara County Trails Council**

805.708.6173 | [website](http://website) | [facebook](https://facebook) | [twitter](https://twitter) | [instagram](https://instagram)



# SANTA BARBARA COUNTY Trails Council

Otis Calef  
President

Dan Gira  
Vice President

Paul Herning  
Treasurer

Kevin Wallace  
Secretary

Susan Keller

Bob Nagy

Kerry Kellogg

Kimberly Fly

Adam Donald

James Lutz

*Submitted via email*

August 08, 2025

Mindy Fogg, Principal Planner  
City of Carpinteria  
5775 Carpinteria Ave  
Carpinteria, CA 93013

Subject: Draft Coastal Land Use Plan/General Plan

Dear Ms. Fogg,

The Santa Barbara County Trails Council is a diverse advocacy group that includes hikers, runners, equestrians, cyclists, and other trail users. Established in 1967, the Trails Council aims to promote the planning and construction of new trails while organizing volunteer efforts to maintain existing ones. Over the past 55 years, the council has worked collaboratively with government agencies to plan, permit, fund, build, and maintain trails throughout Santa Barbara County. Recently, the Trails Council has played a key role in creating public trails in Carpinteria, the Santa Ynez Valley, Orcutt, and along the Gaviota Coast. Trails Council has recently contributed to the creation of public trails in Carpinteria, the Santa Ynez Valley, Orcutt, and along the Gaviota Coast.

We have reviewed the City's Coastal Land Use and General Plan and recommends the following minor edits to the Public Facilities & Services Element:

**Page 206, paragraph 1:** We suggest the following minor text edits to provide added information and improve accuracy. "The City provides several hiking trails, such as the ~~Franklin Trail, which connects hikers to the foothills of Los Padres National Forest, and the~~ Carpinteria Salt Marsh Nature Trail, which provides visitors with access to the rich habitat of the Carpinteria Salt Marsh directly from the City Beach. ~~The City also collaborates with the County of Santa Barbara, Los Padres National Forest, and community organizations such as the Montecito Trails Foundation and Santa Barbara County Trails Council to build and maintain the Franklin Trail.~~ This trail connects users to the Los Padres National Forest, as well as the foothills and crest of the Santa Ynez Mountains. The Franklin Trail is heavily utilized by both residents and visitors, as it is the only easily accessible trail into the National Forest for Carpinteria residents.

**Add to Table PF-3.** Additional Parks and Recreation Facilities in the Carpinteria Planning Area:

#	Name	Acres	Facilities	Owner
	Franklin Trail	NA	Multiple use 8-mile-long natural surface trail linking the City to the Los Padres National Forest with trailhead parking provided	City of Carpinteria, Easement by County of Santa Barbara and federal land within the Los Padres National Forest



**Page 212, last paragraph;** recommend inserting the following and adding analysis of existing service ratios: **Although the NRPA does not provide population service ratios for public trails, the County Recreation Master Plan recommends a trail population service ratio of 2.2 miles per thousand residents, although some communities such as Summerland, Toro Canyon and Montecito have trail population service ratios of more than 6 miles per thousand residents. Using a service ratio of 2.2 miles per thousand residents, the City would require approximately 29 miles of public trails. However, this number does not account for trail demand from surrounding unincorporated neighborhoods or the higher service ratios enjoyed by some communities in the County. The City currently provides approximately [xxx] miles of public trails, which would increase to [xxx] miles of trails if the 8-mile Franklin Trail, most of which lies outside of the City, is included.**

**Page 216, Section title and first paragraph:** recommend changing section title to “Local and Long-Distance Coastal Trails”. The local trails that transverse the city are the foundation or footprint for three recognized long-distance trails in California: **California Coastal Trail, California Missions Trail, and the Juan Bautista de Anza National Historic Trail.** We also recommend the following changes to the first paragraph:

Completing the ~~CCT~~ **coastal trail through Carpinteria** is a longstanding **local and statewide** goal ~~in California~~, as a continuous interconnected public trail system with views of the California coastline that fosters awareness, appreciation, and stewardship of coastal scenic and natural resources. The City’s support of this **trail** infrastructure fosters regional connectivity to ensure public access to local recreational facilities adjacent to the City. For instance, **the California Coastal Trail, the Juan Bautista de Anza National Historic Trail, and the California Missions Trail also share the same footprint as the City’s coastal bluff-top trails.** ~~also follows the CCT from Oxnard to Point Conception. In 2001, the state legislature directed the State Coastal Conservancy, in consultation with the CCC and State Parks, to coordinate the development of the trail.~~ The **CCT coastal trail** is intended to maximize coastal access to pedestrians ~~and cyclists.~~ **and other trail users.** Facilities include **unpaved trails**, paved sidewalks, separate bicycle paths (Class I), bicycle lanes (Class II), bike routes (Class III), and cycle tracks (Class IV). The ~~CCT coastal trail~~ connects to nearby trailheads, parking areas, transit stops, coastal access points, and inland trails to maximize the visitor experience.

**Page 216, second paragraph;** amend the California Coastal Trail (CCT) discussion: **The CCT has undergone major improvements east and west of the City over the last decade, substantially improving connectivity east to the City of Ventura and west to the community of Toro Canyon. To the east, SBCAG and Caltrans added more than 10 miles of separated Class I bikeway along Hwy 101, while to the west, approximately ½ mile of separated Class I bikeway along the Carpinteria Slough now links the City to Santa Claus Lane and its beaches.**

**Pages 225 -235, Objectives and Policies:** We recommend the following:

**PF-1d: Add: Parks, Recreation, and Trails**

**PF-1k: suggest adding, "Dedicate easement for planned or potential future trails or trail connector opportunities,"**



**PF-8k: Suggest amending to add:** "The City shall also review pending development projects for provision of opportunistic trails of trail linkages beyond those shown on Figure PF-2, through requiring dedication of trail easements and/ or through provision of incentives to project developers proportionate with the provided trail benefits."

**We suggest adding a new policy PF-8t.** "The City should coordinate with local community organizations on the development and maintenance of its trail system."

**We suggest adding a new policy, PF-8u.** "The City shall coordinate with the County, private landowners, and community organizations to explore and encourage the development of one or more new trails in the foothills of the Santa Ynez Mountains with the goal of providing improved access to the public lands within Los Padres National Forest. Such a trail could be opportunistic through programs provided in the County Recreation Master Plan or include the reopening of historic trails such as the *landmark Rincon Trail* in the Los Padres National Forest."

We greatly appreciate the opportunity to provide these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Wilkinson", with a stylized, flowing script.

Mark Wilkinson  
Executive Director  
mwilkinson@sbtrails.org

## Megan Musolf

---

**From:** GPUdate  
**Sent:** Friday, August 8, 2025 7:47 AM  
**To:** Michael Wondolowski  
**Cc:** GPUdate  
**Subject:** RE: CVA Comments on Draft CLUP/GP

Hi Mike,  
Thanks for submitting comments. I was able to open the word doc.  
Best,



**Megan Musolf** *(she/her)*  
Assistant Planner, Community Development Department  
City of Carpinteria  
5775 Carpinteria Ave, Carpinteria, CA 93013  
[meganm@carpinteriaca.gov](mailto:meganm@carpinteriaca.gov) | (805) 755-4438  
[CarpinteriaCA.gov](http://CarpinteriaCA.gov)

---

**From:** Michael Wondolowski <mikewondo@berkeley.edu>  
**Sent:** Thursday, August 7, 2025 11:45 PM  
**To:** GPUdate <GPUdate@carpinteriaca.gov>  
**Subject:** CVA Comments on Draft CLUP/GP

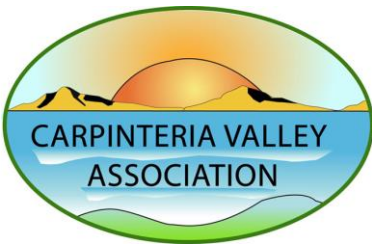
**\*\*EXTERNAL EMAIL\*\***

**CAUTION:** This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Attached are comments from Carpinteria Valley Association (CVA) on the Draft CLUP/GP.

Please reply confirming you received this email and could open the attached file.

Thanks,  
Mike Wondolowski



*Protecting the beauty & natural  
resources of our valley since 1964*

# Carpinteria Valley Association

PO Box 27, Carpinteria, CA 93014

carpinteriavalleyassociation@gmail.com

Submitted via email: GPUUpdate@CarpinteriaCA.gov

August 7, 2025

## Re: Carpinteria Draft Coastal Land Use Plan/General Plan (CLUP/GP)

---

This letter contains comments from the Carpinteria Valley Association (CVA) related to the Carpinteria Draft Coastal Land Use Plan/General Plan (CLUP/GP) made public on June 10, 2025. Each separate comment is numbered "CVAnn" where 'nn' is a sequential numbering of the comments. Each comment references the page number section number in the draft document.

### CVA01 – Page 4: Introduction

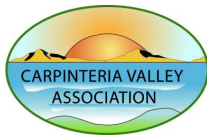
This section includes the following:



While "our community" is an improvement over "our citizens" in the previous CLUP/GP, this is not the best choice of words. We urge that "our community" be changed to "all our residents".

The community is made up of:

- Residents
- Non-residents who are employees in local businesses
- Business owners who may not be local residents
- Tourists



But the City is made up SOLELY of its residents and is responsible only to them. The interests of the residents should be the sole criteria for City decisions. Attention to tourists and non-resident employees and owners of local businesses is only relevant as it relates to benefits to local residents. For example, a healthy City economy is necessary, but only in how it benefits the City's residents.

Therefore the "Community Goal" should reference "all our residents" rather than "our community".

## CVA02 – Page 19: Jobs/Housing Balance & Affordability

The "2023 Carpinteria Valley Economic Profile" commissioned by the City includes the following table on page 10 of that report:

Demographic Snapshot			Carpinteria 2023			
	Population	Population Change Since 2010 (%)	Population in Labor Force (%)	Population in Poverty (%)	Median Household Income (\$)	Population with 4-Year Degree or Higher (%)
City of Carpinteria	12,711	-2.3	65.3	3.0	83,882	36.7

This table shows that for the City of Carpinteria:

12,711      Total Population  
65.3%      Population in Labor Force  
8,300      Employed Residents (calculated from above 2 numbers)

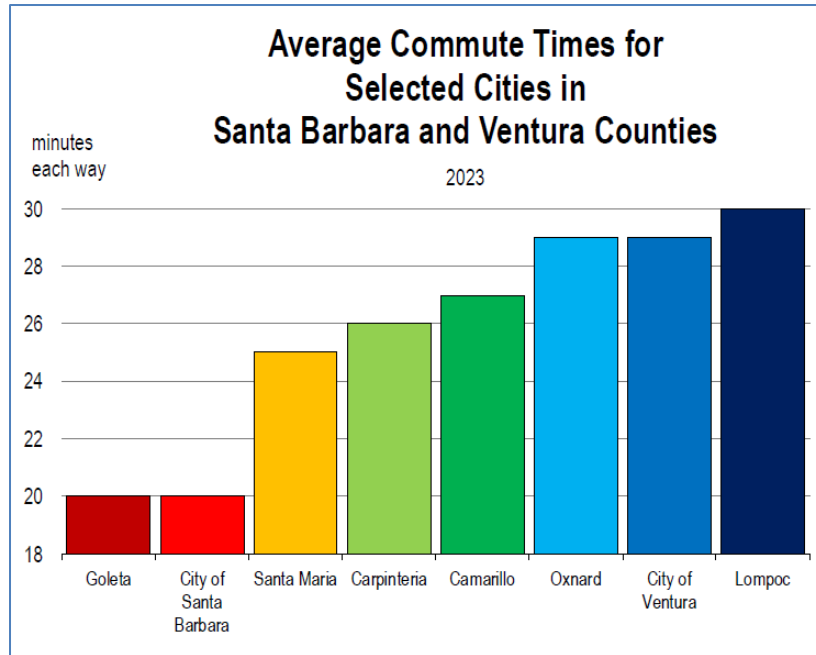
This is wildly inconsistent with the data shown in the CLUP/GP which shows:

13,264      Total Population  
6,780      Population in Labor Force (*Notice this is 51% of the Total Population*)

Using the number of Employed People from the Economic Profile (8,300) and the number of jobs in Carpinteria from the CLUP/GP (7,420), the jobs/employed residents ratio is  $7,420/8,300 = 0.89$ , where an estimated 880 jobs shortage in the City are filled by employees commuting out of the City to the surrounding region. This is the opposite conclusion from the analysis in the CLUP/GP.

Clearly the data in the Economic Profile and the CLUP/GP are from different points in time or from different sources since the Total Population numbers are different. The most obvious discrepancy is the huge difference in the percentage of the population in the labor force. However, the lower Total Population number in the Economic Profile compared to the CLUP/GP suggests that the number of Employed Residents is likely higher than the 8,300 shown. This makes the discrepancy with the CLUP/GP numbers even larger!

Another interesting piece of data from the Economic Profile is the following graph from page 7 of that report:



The average commute times in this graph make it obvious that that Goleta and the City of Santa Barbara are job centers, and neighboring areas (including Carpinteria) are bedroom communities supporting them. This suggests that the reality is that Carpinteria does indeed have more jobs than employed residents.

We strongly urge that the numbers in this analysis be reviewed and their sources be reviewed and rechecked. If the data in the Economic Profile is faulty, the City needs to recognize that and avoid relying on that report for any purpose. But without further review, we cannot be confident that we are basing our planning decisions on good data.

However, all the analysis above is for inside the city limits, which is a ridiculous boundary for analyzing jobs/housing balance. The smallest remotely meaningful boundary is one that includes the entire Carpinteria Valley – everyone uses the same roads to get to/from work. The ratios may be comparable to the City, but the Valley-wide numbers are what matter for planning purposes. While the City can only implement policies inside the City, these policies need to be meaningful in the larger context of the entire Carpinteria Valley.

Therefore, we strongly recommend that the City replace the jobs/housing balance analysis in this section with an analysis for the entire Carpinteria Valley, and that the sources of the data be carefully checked for accuracy.



## **CVA03 – Page 21: Neighborhoods, Districts, Corridors**

This section includes this statement:

“The Beach Neighborhood in the southern region of the City supports established neighborhoods contributing to the City’s small beach town identity, including short-term rentals, an important source of City transient occupancy tax revenue.”

The statement about transient occupancy tax revenue is true, but it leaves out a very important fact. Each short-term rental also removes a residential unit from accessibility to long-term residents, thus reducing housing supply. It is wrong to highlight the benefit of transient occupancy tax revenue without also highlighting the negative impact of reducing available housing supply.

We recommend that this section be updated either to remove the comment about transient occupancy tax revenue, or to add a note about short-term rentals reducing available housing supply.

## **CVA04 – Page 23: Figure LU-2**

The CLUP/GP proposes zoning the areas known as “Bluffs 0” (Chevron) and “Bluffs 1” (Tee Time) to be PUD. On page 24 the definition of PUD includes the statement:

“The PUD land use designation is assigned to large, undeveloped, or underutilized parcels that are intended primarily for residential use but would also be appropriate for recreation, limited commercial uses, and open space.”

It is not acceptable for this property to be “intended primarily for residential use”. The community expects this property to be primarily Open Space/Recreation use and therefore should be zoned accordingly. It is true that the PUD zoning allows recreation use, but that is not sufficient since the definition of the PUD zoning clearly states that it is intended primarily for residential use.

Providing “flexibility” is the same as avoiding making the important decision about the future of the community. The residents of Carpinteria want this land to be Open Space/Recreation, and this CLUP/GP update is our opportunity to zone it as such. The current Housing Element update was completed without requiring housing on this land, so there is no imminent need to allow housing there. If a future RHNA cycle requires a reassessment of the zoning here, that decision can be made if and when it becomes necessary.



## **CVA05 – Page 23: Figure LU-2**

Zoning overlays on various land uses are important in understanding the full context of the land uses shown in Figure LU-2. The role these overlays played in the recently-updated Housing Element is a good example of this importance. These overlays should be shown clearly in some variation of Figure LU-2. It may be too complex and messy to incorporate them into this single figure. But perhaps an additional figure that shows them would be feasible.

## **CVA06 – Page 33: Policy LU-5e**

In the Draft CLUP/GP the term “jobs/housing balance” is used in 21 places, but in one place (Policy LU-5e), the term “job-housing balance” is used. The same term should be used consistently to ensure there is no confusion that they are intended to mean the same thing, and to make electronic searches of the document more reliable.

## **CVA07 – Page 47: Community Character / Concha Loma Neighborhood**

This section states:

“The City aims to improve the neighborhood with more on-street parking, safe pedestrian access, street-facing entrances, and open landscaping.”

How will more on-street parking be created? How is this possible? Without additional explanation, the statement above seems to be an unachievable dream – not ideal for the text of the CLUP/GP.

## **CVA08 – Page 49: Policy CD-1e**

Policy CD-1e states:

“Development should be designed to protect public views of the mountains and the ocean.”

We urge that the word “should” be replaced with “shall”. Use of the word “should” says that protecting of public views of the mountains and the ocean is purely optional. That is unacceptable.



## **CVA09 – Page 49: Policy CD-1f**

Policy CD-1f states:

“ Development should fit well into the area’s natural and introduced landscape, deferring to open spaces, existing natural features, and native and sensitive habitats.”

We urge that the word “should” be replaced with “shall”. Use of the word “should” says that it is perfectly acceptable for the development not to fit well into the area’s natural and introduced landscape. There is no good reason to allow that as policy.

## **CVA10 – Page 138: Policy OSC-9j, Page 183: Policy S-10e, Page 280: Policy CR-1a, Page 288: Objective CR-5**

Each of these policies includes the phrase “inform the public” or “inform the community”. There are two other policies (page 249 and page 288: Policy CR-5a) where the phrase “educate the public” is used.

We see “educate” as being far more appropriate in all of these cases. Providing information is only one part of education. Education also includes some type of assessment of results, and adaptation of its methods to improve results as necessary. The 3 policies listed above that use “inform” should not be satisfied with just a firehose of information spewing at the public. Rather it should require that the public actually absorbs the information and increases their understanding of this important topic. That is what “education” is, and while it is a more demanding requirement of the City, it is the real purpose of each of these policies.

We recommend that “inform” be replaced with “educate” in each of the locations listed above.

## **CVA11 – Page 143: OSC-11h**

Under “Implementation Actions” is this statement:

1. *Establish and adopt a “Night Sky” Ordinance that provides standards for the reduction of direct and ambient light in the night sky.*

*Timing:* *Within 5 years of CLUP/GP adoption.*

The wording does not include “shall” or “should”.





The wording also does not include any reference to what happens after the ordinance is adopted. We urge that this wording be changed to have similar wording to the Implementation Action 18 under Policy N-6g on page 198 which states:

*18. The City shall adopt, maintain, and enforce a noise ordinance to address construction and short-term noise activities to minimize annoyance within the community, as well as stationary sources.*

*Timing:* *Within 5 years of adoption*

Additionally, light pollution not only impacts the night sky, but it also includes “light trespass” – light that falls beyond the property line where the light is located (lights shining into ESHA or neighbor’s windows, etc.). Prohibiting light trespass must be included in the lighting ordinance called for in this Implementation Action.

Therefore, our recommended rewording of the Implementation Actions is:

*1. The City shall establish, adopt, maintain, and enforce a “Night Lighting” Ordinance that provides standards for the reduction of direct and ambient light in the night sky and other forms of light trespass.*

*Timing:* *Within 5 years of CLUP/GP adoption.*

## **CVA12 – Page 172: Increasing Resiliency to Energy Shortage**

This section correctly states:

“Solar energy provides the greatest potential for renewable energy in the City, most of which is provided by rooftops and parking lots.”

However, the CLUP/GP appears to lack sufficient policies requiring new development and major redevelopment to install photovoltaic energy generation. The CLUP/GP references the City’s Strategic Energy Plan (SEP), but does not incorporate any policies that support the goals of the SEP.

We recommend that the CLUP/GP include policies that require new development and major redevelopment to install photovoltaic energy generation where it is feasible to do so.

## **CVA13 – Page 235: Healthy Community**

This entire element appears to ignore the issue of wood smoke. As we have all learned during the Thomas Fire and other wildfires, wood smoke is a serious health issue, primarily fine particulates. Fortunately, for wildfires we only needed our N-95 masks for a few weeks. However, wood smoke is a chronic issue throughout our community, mainly in the area closest to the State Beach, but also from residential fireplaces.



We urge this that the Healthy Community element be updated to include policies to reduce wood smoke sources. For example:

- While the State Beach is outside the City’s jurisdiction, we encourage that the Healthy Community Element include something along the lines of “coordinating with the State Beach” on this issue.
- We also urge that this element address ways to reduce wood smoke from wood-burning fireplaces, at least new construction, but ideally something that also addresses existing units – maybe a program analogous to the Water District’s rebate program for replacing lawns, where there would be rebate to eliminate a fireplace, or to change it from wood burning to something else.

## **CVA14 – Page 289: Objective CR-7**

This objective is stated as:

“Evaluate approaches to coastal adaptation weighing benefits to costs, economic impacts, and appropriate use of public funds.”

This wording is awkward and confusing. It appears the intent was that the words “...weighing benefits to costs...” were intended to be “...weighing benefits against costs...”. If that was the intent, then the wording should be corrected. If the intent was something else, the wording should be changed to clearly communicate the purpose of this objective.

Additionally, the list “costs, economic impacts, and appropriate use of public funds” should be expanded to include “ecosystem impacts”.



## **CVA15 – General Comment**

The term “major redevelopment” appears in the draft document 76 times, but it does not appear to be defined or quantified. What constitutes a “major redevelopment”? What is the boundary between redevelopment that is less than major and “major redevelopment”? Is this term defined elsewhere and that definition included in the CLUP/GP by reference? Lacking a definition of this term in the CLUP/GP nearly guarantees future debates and potential legal battles over whether a specific redevelopment project reaches the undefined threshold of being a “major redevelopment”.

We recommend that “major redevelopment” be clearly defined in the CLUP/GP.

Thank you,

Mike Wondolowski  
President  
Carpinteria Valley Association  
[carpinteriavalleyassociation@gmail.com](mailto:carpinteriavalleyassociation@gmail.com)

## Megan Musolf

---

**From:** Nathan Pratt <nathanpratt@verizon.net>  
**Sent:** Friday, August 8, 2025 4:40 PM  
**To:** GPUUpdate  
**Subject:** Fwd: GPU update - Community Design - HISTORIC DISTRICT

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Begin forwarded message:

**From:** Nathan Pratt <nathanpratt@verizon.net>  
**Date:** August 8, 2025 at 4:31:30 PM PDT  
**To:** GPUUpdate@carpinteria.ca.gov  
**Cc:** meganm@carpinteriaca.gov  
**Subject:** GPU update - Community Design - HISTORIC DISTRICT

Carpinteria is in danger of losing its early 1900's "small beach town character" with new modern design construction being to be built.

- The home at 5157 Eight Street is an example of a very modern home being built that is totally out of character for Carpinteria.
- The new LINDEN SQUARE is an example of commercial construction that is visually not of a "small beach town character".

As such a HISTORIC DISTRICT FOR DOWNTOWN / OLD TOWN COMMERCIAL AND RESIDENTIAL STRUCTURES should be created in order to meet:

- the community goal of maintaining the City's "small beach town character" and
- Objective CD-1 to "Ensure that the community design attributes enhance and maintain the City's character",

There should be architectural requirements restricting all new construction and significant remodeling in the historic district to be pre WWII styles only; including wood sided Craftsman and Bungalow, and historic brick design styles as those are prevalent in the area.

A historic review board should be established to review plans and ensure they meet the

historic requirements.

CD-1d lists Craftsman, Ranch, Art Deco, and mid-century as historic regional building types to be considered.

Old Town Carpinteria has a very specific early 1900's style of homes originally almost only wood sided bungalows..

Ranch, Art Deco, and mid-century are not historic styles appropriate for Old Town Carpinteria and should be removed from CD-1 and

replaced with "pre WWII styles including wood sided Craftsman and Bungalow, and historic brick design styles for homes and the same plus "fruit shed" styles for commercial structures."

Regards,

Nathan Pratt  
5683 Calle Pacific  
Carpinteria, CA 93013

## Megan Musolf

---

**From:** Nathan Pratt <nathanpratt@verizon.net>  
**Sent:** Monday, August 11, 2025 10:06 AM  
**To:** Megan Musolf  
**Cc:** GPUupdate  
**Subject:** CORRECTION Re: GPU update - Community Design - HISTORIC DISTRICT

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Good morning, Megan,

I realized that I forgot to include Spanish Mission (mostly used for commercial/government buildings) in the historic styles along with pre-war Bungalow/Craftsman and brick.

Thanks,

Nathan Pratt

On Aug 11, 2025, at 8:25 AM, Megan Musolf <MeganM@carpinteriaca.gov> wrote:

Thank you, your comments have been received!



**Megan Musolf** *(she/her)*  
Assistant Planner, Community Development Department  
City of Carpinteria  
5775 Carpinteria Ave, Carpinteria, CA 93013  
[meganm@carpinteriaca.gov](mailto:meganm@carpinteriaca.gov) | (805) 755-4438  
[CarpinteriaCA.gov](http://CarpinteriaCA.gov)

---

**From:** Nathan Pratt <nathanpratt@verizon.net>  
**Sent:** Friday, August 8, 2025 4:40 PM  
**To:** GPUupdate <GPUupdate@carpinteriaca.gov>  
**Subject:** Fwd: GPU update - Community Design - HISTORIC DISTRICT

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Begin forwarded message:

**From:** Nathan Pratt <[nathanpratt@verizon.net](mailto:nathanpratt@verizon.net)>  
**Date:** August 8, 2025 at 4:31:30 PM PDT  
**To:** [GPUUpdate@carpinteria.ca.gov](mailto:GPUUpdate@carpinteria.ca.gov)  
**Cc:** [meganm@carpinteriaca.gov](mailto:meganm@carpinteriaca.gov)  
**Subject:** GPU update - Community Design - HISTORIC DISTRICT

Carpinteria is in danger of loosing it's early 1900's "small beach town character" with new modern design construction being to be built.

- The home at 5157 Eight Street is an example of a very modern home being built that is totally out of character for Carpinteria.
- The new LINDEN SQUARE is an example of commercial construction that is visually not of a "small beach town character".

As such a HISTORIC DISTRICT FOR DOWNTOWN / OLD TOWN COMMERCIAL AND RESIDENTIAL STRUCTURES should be created in order to meet:

- the community goal of maintaining the City's "small beach town character" and
- Objective CD-1 to "Ensure that the community design attributes enhance and maintain the City's character",

There should be architectural requirements restricting all new construction and significant remodeling in the historic district to be pre WWII styles only; including wood sided Craftsman and Bungalow, and historic brick design styles as those are prevalent in the area.

A historic review board should be established to review plans and ensure they meet the historic requirements.

CD-1d lists Craftsman, Ranch, Art Deco, and mid-century as historic regional building types to be considered.

Old Town Carpinteria has a very specific early 1900's style of homes originally almost only wood sided bungalows..

Ranch, Art Deco, and mid-century are not historic styles appropriate for Old Town Carpinteria and should be removed from CD-1 and

replaced with "pre WWII styles including wood sided Craftsman and Bungalow, and historic brick design styles for homes and the same plus "fruit shed" styles for commercial structures."

Regards,

Nathan Pratt  
5683 Calle Pacific  
Carpinteria, CA 93013





The General Plan Update Committee & Staff  
City of Carpinteria  
August 5, 2025

**RECEIVED**

AUG 05 2025

Dear Committee members & staff,

**CITY OF CARPINTERIA**

In making these comments for the Carpinteria General Plan (GP) Update 2025 regarding Land Use, the Community Design, and the Open Space & Conservation elements, Citizens for the Carpinteria Bluffs would like to begin with reintroducing some background regarding the involvement of our organization and/or that of a number of our board members in city planning issues over the years.

### **Background**

Since its inception in 1996, Citizens for the Carpinteria Bluffs (Citizens) has been involved in citywide planning efforts that have and continue to pose potential affects and significant impacts upon the Carpinteria Bluffs. Many current and past board members were originally board members of the Carpinteria Valley Association (CVA), a local watchdog organization involved with city and valley land use planning issues since its founding in 1964, a year before Carpinteria incorporated as a city.

Historically, Carpinteria City Councils have had varying perspectives on developing the bluffs. Until 1990, some councils favored development, including a controversial oil refinery proposed in 1968. However, not all councils shared this enthusiasm, with one council member noting that "in the best of all worlds, the bluffs should not be developed, but we have little choice." The zoning designations for the bluffs properties (previously referred to as Bluffs 0, 1, 2, and 3) envisioned a mix of uses, including residential and commercial development in Bluffs 1, a resort component in Bluffs 3, and Research and Development Industrial (RDI) uses in Bluffs 2, where commercial office space already existed.

As of today, the success prominently brought forward by Citizens and CVA have advocated for and succeeded in the preservation of the open undeveloped spaces in the acquisition of the 52-acre Bluffs Nature Preserve and Viola Fields, the 20-acre Rincon Bluffs, the 2.5-acre Rincon Gateway, and the 1.9-acre so-called Farmer parcel. Along with hundreds of other Carpinteria residents, we continue to voice strong opposition to proposed development along the Carpinteria Bluffs. In large part, proposed development was considered incompatible because of posed significant impacts to the user experience, in situ resources (biological, cultural, and visual), and the perceived loss of those unique characteristics fundamentally critical to the City vision and identity. Carpinteria City Councils, Planning Commissions (PCs), and Architectural Review Boards (ARBs) have all reviewed preliminary applications and found consistently that the mass and scale were incompatible, among other issues.

We continue to value and prioritize those coastal resources. The eventual adoption of this General Plan/Coastal Land Use Plan (GP/CLUP) will assist in guiding future decision makers at the City through 2050, if not longer.

Since the adoption of the last GP/Local Coastal Plan (GP/LCP) in 2003, we have experienced a significant shift in policy to preserve and conserve open space all while receiving a call to action for increased ability and opportunities for equitable housing. The community goal stated in our General Plan (Page 4) is

*“...to preserve the essential character of our small beach town, its culturally diverse residential neighborhoods, its unique visual and natural resources, and its open, rural surroundings while enhancing recreational, cultural, economic and housing opportunities for our community.”*

Maintaining our core vision and values thus becomes a balancing act, now in the people’s hands.

We have brought our opinions and years of lived experience in this community to best represent our constituency and advocate for the preservation of the Carpinteria Bluffs. The goals, objectives, and policies finalized in text here in this GP/CLUP are fundamental in adequately protecting coastal resources and will determine how the user experiences our community and the Carpinteria Bluffs—the southern Gateway to the County.

Following are our comments focused with specific attention to the Land Use Element, the Community Design Element, and the Open Space & Conservation Element.

### **Land Use Element**

We ***strongly agree*** with the sentiment expressed “Through the Land Use Element, the City identifies qualities...the ***community*** would like to ***retain***...to ***preserve character*** of existing neighborhoods with ***compatible*** development...to ***protect*** coastal resources, the natural environment, and public views of scenic resources.” (Page 13)

We ***strongly disagree*** with the application of the additional Planned Unit Development (PUD) zoning designation (as detailed with Figure LU-2, Page 23) at the existing Chevron Carp Oil and Gas Facility (COG) on Bluffs 0 (further to the west of existing PUD zoning on Bluffs 1).

A handful of our board members were part of the City’s Visioning 2020-project where over one hundred people from our community participated back in 1996 and 1997 to produce a 68-page report of visions, goals, actions, and strategies. Two of our current board members served on the Land Use & Growth Management Team of the City’s Visioning 2020. Along with Land Use, there were Community Identity, Collaborative Government/Traffic/Transportation/Infrastructure, and Recreation & Art Teams. ***In none of these visioning teams was housing for the Bluffs Carpinteria Oil & Gas processing property (COG) ever mentioned or envisioned.*** And, despite the City’s PUD designation for Bluffs 1, a relic from previous City Councils, the Land Use Team ***envisioned public acquisition of that entire habitat thereby preserving opportunity for passive and active open space.***

We would propose and ***strongly support the application of Open Space Recreation (OSR) to the Chevron Parcels (COG and Buffer Zone Area [BZA]) that make up Bluffs 0*** for the following reasons:

- Consistency with general plan and vision of compatibility
- Protection of coastal resources as the priority of the Coastal Act that include
  - Biological (one of four harbor seal rookeries and haul-outs in the state), white-tailed kite (WTKI), monarch, and Crotch's bumble bee (CBB)<sup>1</sup>
  - Habitat for sensitive wildlife and rare vegetation communities, etc.
  - Cultural
  - Visual
- Similar application of OSR at the Ellwood Onshore Facility in Goleta where this previously active facility was rezoned in 1990 from a Coastal Industrial Dependent land use (with existing oil and gas processing operations from Platform Holly) to OSR thereby making the then current use legal non-conforming

We believe that the updated Housing Element sufficiently and appropriately addresses the need for housing in Carpinteria and would argue that the projections of growth of 400 residents by 2040 (as stated on Page 19) is more likely than a potential buildout referenced on Page 27 that if approved as-is would allow for a net benefit of 4,080 units almost doubling the 5,630 existing units.

We ***strongly agree*** with the following policies:

- Policy LU-1d. (Page 28) and application of ***shall*** to recognize ESHA<sup>2</sup> and implement policy that is most protective of coastal resources
- Policy LU-1j. (Page 29) and the application of ***shall*** to guide compatibility of adjacent land uses where Coastal Act continue to be prioritized
- Policy LU-1k. (Page 29) and the application of ***shall*** to allow for the continuance of compatibility with adjacent parcels designated Open Space/Recreation or Agriculture.

We ***strongly disagree*** with the Implementation Actions No. 2 (Page 30) that seems to inherently imply that the COG will be re-developed. Simply stated, if one were to recognize compatibility and protection of coastal resources (i.e. harbor seal rookery and haul out, sensitive wildlife, visual, and cultural) any increase in use will impact the viability and persistence of these unique state resources. As stated previously, the Coastal Act intends to prioritize and fully protect coastal resources (Page 8).

Further, we ***strongly disagree*** with the continued application of the PUD zoning at the parcel (APN 001-170-013) where the current Tee Time Driving Range operates. We recognize the proposed application of OSR for the parcel (APN 001-170-010) south of the railroad tracks. Additionally, OSR is proposed for the parcels (aka the Rincon Gateway [APNs 001-210-013, -16, and -23]) recently acquired by The Land Trust for Santa Barbara County. For the same reasons OSR has been applied in these situations and continued lack

<sup>1</sup>Harbor seal (federally protected by Marine Mammal Protection Act), white-tailed kite (state fully protected), monarch (federal candidate threatened), and Crotch's bumble bee (state candidate threatened)

<sup>2</sup> Environmentally Sensitive Habitat Areas (ESHA): as defined within Page 106 "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (PRC, Section 30107.5)

of support from the California Coastal Commission, City Councils, PCs, ARBs over the last thirty plus years, residential uses within the Carpinteria Bluffs Planning Area are incompatible with the vision expressed in this GP/CLUP and enumerated in this letter. We ***strongly support and suggest*** the application of OSR to this parcel.

## Community Design Element

We ***strongly agree*** with the statements from the Coastal Act, Chapter 3 (Page 36) where local jurisdictions are to include: “Measures to ensure that new development ***shall*** be visually compatible with existing natural features and the ***character*** of surrounding areas”

The draft GP/CLUP continues to formalize and promote the protections of “...natural environments...unique to the City. To ***preserve*** the ***character*** and ***visual quality*** of the City, unique community design characteristics...***must be preserved and enhanced.***” (Page 37)

Further on Page 38 “Site design considerations in future development projects...such as the Carpinteria Bluffs, ***must*** prioritize the preservation of vegetation, natural open space, sensitive habitats, and public views...to ***maintain and enhance*** the visual character of the City. We ***strongly agree*** and emphatically consider these protections to be paramount to the continuance of coastal resources enjoyed by users (visitors and residents), a wide-reaching social benefit to the quality of life experienced here in our community.

Focusing on Page 41, Figure CD-1 continues to apply the 2003 GP/LCP sub-area formerly divided into Bluffs 0, 1, 2, and 3 as a contiguous area at the east end of our City limit. This is distinctly separated from the residential only Concha Loma Neighborhood (Sub area 5). If we truthfully see Subarea 6 as “Carpinteria Bluffs” one may conclude that land use of PUD just extends the Subarea 5 and further creates an urban sprawl extension of residential and impact out onto public resources (biological, cultural, and visual) that are fully intended to be protected under the Coastal Act.

The application of a PUD zoning east of the Concha Loma neighborhood would disregard and ignore the Coastal Act to prioritize housing uses over the protection of coastal resources. We see the west edge of the Subarea 6 as a transition to open space with existing natural features and landforms. The coastal oak woodlands, California sycamore, and Tasmanian blue gum found within the BZA provide unique habitat within the City limit for nesting of raptors and foraging and overwintering resources for monarch and CBB. Any application of PUD zoning here would ignore and create conflict and significant impact (with intense constant anthropogenic disturbance caused in a change in use) to the already present and persistent use by these biological resources<sup>3</sup>.

On Page 48, we ***strongly believe*** “view corridors” needs a better definition to fully protect the panoramic views as they are the unique defining view. The City cannot enhance visual quality (as previously stated on Page 37) with the elimination of any existing public view and downsize to a “view corridor”. We ***strongly disagree*** with CD-1e (Page 49) and propose the following “Development ***shall*** be designed to protect all public views of the mountains, ocean, and islands.” These unique resources are again paramount to the

---

<sup>3</sup> Monarch overwintering site 2800 (Xerces Society) and presence of CBB have been well documented (pers. comm. Patrick Crooks)



protections of coastal resources enjoyed by users (visitors and residents), with wide-reaching social benefit to the quality of life experienced here in our community.

We *strongly agree* with CD-8.6a. (Page 58) and CD-8.6f. (Page 59). These objectives state the ultimate intent to *preserve* and *restore* natural resources, public recreation, open space, coastal views, and public panoramic views enjoyed in this unique setting. For consistency “island views” should be included into CD-8.6f.

## Open Space & Conservation Element

We *strongly disagree* with the Figure OSC-1 presented on Page 107. We suggest referring back to the existing 2003 GP/LCP ESHA overlay that includes ESHA designation for sensitive, rare, threatened or endangered species habitat.

The WTKI, CBB, and monarch are all sensitive species in California. The protection of their habitat is critical to their success statewide and on a local level within the City limit. For these reasons we *strongly suggest* the revision of additional ESHA as detailed within our mark up of Figure OSC-1. Any and all bare ground areas within 500 feet from WTKI nests or nesting habitat provide critical prey resources for the success of the young and nest (i.e. pocket gopher, field mice, voles, etc.). The CBB rely on floral resources and abandoned rodent burrows to persist on the Carpinteria Bluffs. Any existing habitat is critical to their success and reproduction locally. Monarch similarly rely on the floral resources available as well as native milkweed (host plant) and overwintering habitat provided in all the windrows along the Carpinteria Bluffs.

On Page 117, we suggest the revision to “**Carpinteria Bluffs** along the southeastern edge of the City provides panoramic views of the Santa Ynez Mountains, Santa Monica Mountains, coastline, Channel Islands, and the Pacific Ocean.”

On Page 117, we *strongly agree* with the “Coastal Act PRC, Section 30251: requires the scenic and visual qualities of coastal areas to be considered and protected as a resource of public importance. New development *must* be sited and designed to *protect public views* to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be *visually compatible* with the *character* of surrounding areas, and where feasible, to *restore* and *enhance visual quality* in visually degraded areas.”

On Page 118, we *strongly agree* with the statement “the City values the *preservation* of significant cultural resources from disturbance” and suggest any proposed earthwork be limited to the minimum amount necessary to preserve potential resources in situ for preservation in perpetuity.

We *strongly agree* with the following policies that appropriately align with the stated objectives of the Coastal Act to protect coastal resources:

- OSC-1d. “Development...shall maximize protection of habitats and ESHA...promote managed production of resources (e.g., agriculture)” (Page 124)
- OSC-11. “Access to the Rincon Bluffs Preserve designated open space shall be restricted to on -trail pedestrian or wheel chair users only” should be changed to reflect the uses allowed according the Rincon Bluffs Conservation Easement. (Page 126)

- OSC-2d. "...the alternative that would result in the fewest or least significant impacts to ESHA **shall** be selected." (Page 127)
- OSC-2l. "New development **shall**...maintain buffers from ESHA...to protect the adjacent ecosystem and be compatible with the continuance of the protected habitat." (Page 128)
- OSC-2p. "New development **shall** be sited and designed in a manner that will minimize grading ...to avoid adverse effects on...ESHA." (Page 128)
- OSC-4g. "Development and major redevelopment adjacent to the Carpinteria Harbor Seal Haulout Area and Rookery **shall** be of a type, intensity, design, and location that **avoids** potential impacts on the harbor seals, including adverse noise, vibration, or other disturbances." (Page 128)
- OSC-7b. "New development setbacks **shall** be a minimum of 300 feet from nesting and roosting trees used by sensitive, rare, threatened, or endangered birds." (Page 135)
- OSC-11a. "should" needs to be replaced by "shall" for "New development **shall** be sited and designed to avoid impacts on scenic resources and to preserve public views. (Page 141)
- OSC-11b. "New development...**shall** minimize impacts on scenic resources or public scenic views." (Page 141)
- OSC-11g. "Development...within the Carpinteria Bluffs **shall** preserve and enhance existing and future public viewsheds, vistas, and view corridors." (Page 142)
- OSC-13a. "New development **shall** be sited and designed to avoid adverse impacts on cultural resources, including archaeological and historical resources, to the maximum extent feasible." (Page 144)

We appreciate the opportunity to comment on this public draft and look forward to engaging in the process to further advocate for protection of coastal resources that persist at the Carpinteria Bluffs.

Sincerely,



Patrick Crooks, President

Whitney Abbott, Recording Secretary  
 John Tilton, Treasurer & Vice President Finance  
 Susan Allen, Vice President Land Use  
 Jessica Mayer, Vice President Education  
 Andrea Adams Morden  
 Ingrid Bostrom  
 Christie Boyd  
 Gary Campopiano  
 Mauricio Gomez  
 Bunni Lesh  
 Ted Rhodes  
 Marty Selfridge  
 Arturo Tello  
 Kristin Van Der Kar

## Megan Musolf

---

**From:** RTM <rtm.biz.2020@gmail.com>  
**Sent:** Wednesday, July 30, 2025 1:48 PM  
**To:** GPUUpdate  
**Subject:** comment on general plan

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

The major point i wish to make is that the bluffs should remain wild and undeveloped. Try to buy it but allow no further construction, building, or development of the site.

second, the city has done a pathetic job of acting as stewards to the resident harbor seals rookery. We must do better.

Randal Moon  
5512 Calle Arena'  
Carpinteria

## Megan Musolf

---

**From:** Public Comment  
**Sent:** Friday, August 15, 2025 5:45 PM  
**To:** Mindy Fogg; Megan Musolf  
**Subject:** Fw: coastal land use plan

Forwarding the following email from August 3rd. It appears it may pertain to your General Plan/Coastal Plan Update public comment period.

---

**From:** RTM <rtm.biz.2020@gmail.com>  
**Sent:** Sunday, August 3, 2025 10:43 AM  
**To:** Public Comment  
**Subject:** coastal land use plan

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

I strongly oppose any manmade structures on the bluffs

I strongly want the city to close the harbor seal r rookery to dogs and people



## Megan Musolf

---

**From:** Scout Vernon <scoutv@gmail.com>  
**Sent:** Thursday, August 7, 2025 10:05 AM  
**To:** GPUupdate  
**Subject:** General Plan input from youth

### **\*\*EXTERNAL EMAIL\*\***

**CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

Hi there,

I attended the General Plan meeting last month, thanks for creating a space for the community to give input. I would like to make sure the youth is voiced in this general plan. I am 31 and live in Carpinteria.

Here are some topics that I would like to see included in our city general plan to ensure Carpinteria continues to be an inclusive and healthy place for all species — plants, animals, humans..

The three main requirements we all need to thrive are clean water, clean air, and nourishing food. Here are some topics that impact the viability of our home being a healthy space for us all.

1. **Light pollution** - keep our stars visible, allow species to navigate at night. Many industrial buildings are impacting our night skies.
2. **Toxic runoff** - use of chemicals on the land destroys our water resources and all species who live in it. Let's rid our community of herbicides and pesticides.
3. **Preserve ag land** - Our community thrives from our connection to the land. It provides food for us all so let's protect it.
4. **Pedestrian priority** - Quality of life and safety goes up when we put the pedestrian first. We need more sidewalks.
5. **Park lands** - Quality of life goes up when we put the pedestrian first. Let's protect more land for the public benefit.
6. **Town square** - The community is stronger when we have 3rd spaces to exist and interact outside of our homes. Create spaces for this.
7. **Rent control or higher density adu's** - As a youth, we can only live in this town if there are places to live for a lower price. Building more housing doesn't seem to be the answer.
8. **Sound pollution** - Again this impacts our quality of life. The highway is a huge source of noise. Create ways to dampen the noise.
9. **Public transport** - The highway is not the long term answer. Carbon emissions can be reduced and the costs of living reduced when efficient public transport is in place. Let's get more train routes north and south to accommodate work commuters.
10. **Trees** - Plant more trees. They feed us, provide air for us to breathe, they regulate temperatures and are homes. Commit to more street trees.

Let's keep Carp, Carp and look out for future generations by protecting and nurturing our home.

I appreciate you listening and including these pieces in our General Plan!

Scout

## Megan Musolf

---

**From:** Marta Golding Brown <mgbrown@smartcoastca.org>  
**Sent:** Friday, August 8, 2025 2:00 PM  
**To:** GPUupdate  
**Cc:** Smart Coast California; GPUupdate  
**Subject:** SCCa Comment Letter Draft Carpinteria Coastal LUP  
**Attachments:** SCCa Carpenteria Cmmt ltr 8-8-25.pdf

**\*\*EXTERNAL EMAIL\*\***

**CAUTION:** This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Mr. Bobroff and Community Development Department Staff,

I hope this message finds you well. My name is Marta Golding Brown, and I am writing to you on behalf of Smart Coast California (SCCa), a 501(c)3 organization that has been dedicated to promoting and advocating for smart land use policies along California's 1,271 miles of coastline since 2019. Our organization is committed to the principles of community sustainability, property rights, and environmental stewardship.

We are grateful for the opportunity to review the Public Review Draft Coastal Land Use Plan General Plan for the City of Carpinteria. We recognize and commend the City of Carpinteria for its proactive efforts in addressing sea level rise over the years and for allocating significant resources to this critical issue.

Our attached review has focused primarily on the Coastal Resiliency Element, specifically pages 261 through 290 of the draft plan. In particular, we have closely examined Objectives and Policies CR-1 through CR-7d, which are outlined on pages 280-290.

We appreciate the opportunity to review and comment on this draft plan and for your consideration of our feedback. We look forward to continuing our collaboration in promoting sustainable and resilient coastal land use policies.

Respectfully,  
Marta Golding Brown



**Marta Golding Brown, MPA**

Co-Founder and CEO

**Phone:** 661 | 916-5844

**Email:** [mgbrown@smartcoastca.org](mailto:mgbrown@smartcoastca.org)

**Web:** [www.smartcoastca.org](http://www.smartcoastca.org)



August 8, 2025

Mr. Nick Bobroff  
Community Development Director  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

Submitted via Email to: [GPUUpdate@CarpinteriaCA.gov](mailto:GPUUpdate@CarpinteriaCA.gov)

Re: City of Carpinteria Draft Coastal Land Use Plan

Dear Mr. Bobroff and Community Development Department Staff:

Smart Coast California (SCCa) is a 501(c)3 organization established in 2019 to promote and advocate for smart land use policies affecting California's 1,271 miles of coastline. Smart Coast California is dedicated to community sustainability, property rights and the environment. Thank you for the opportunity to review the Public Review Draft Coastal Land Use Plan General Plan for the City of Carpinteria.

Smart Coast California acknowledges that the City of Carpinteria has been actively working to address sea level rise for many years, allocating significant resources to this effort. Our review is concentrated on the Coastal Resiliency Element, found on pages 261 through 290, and in particular, Objectives and Policies CR-1 through CR-7d (pages 280-290)

Smart Coast California supports the following policies as they align well with the adopted SCCa policy "Tiered Response, a planning principle that institutes certain defined policies if, and only if, there are specific thresholds of sea level rise that are observed, measured and documented, as opposed to relying only upon projections"

CR-1 (a-g) and Implementation Actions (26-27): Monitor sea level rise and identify adaptation strategies and triggers based on the most current available science and data.

CR-2 (a-f) and Implementation Actions (28-29): Minimize the risk of damage and disruption from coastal hazards upon vital public infrastructure.

CR-3 (d-i) and Implementation Actions (30): Maintain and enhance a wide, safe, sandy beach for habitat, recreation, and public coastal access for use by future generations; protect existing public infrastructure and facilities; and avoid the need for hard shoreline protection devices.

CR-4 (a-h) and Implementation Actions (31-33): Protect existing and future development and infrastructure from the adverse effects of coastal flooding and sea level rise. (These policies address new development).

More specifically, we support the discussion of regulatory takings found in Implementation Action #31

Objective CR-5 (a-e): Improve regional collaboration and coordination with federal, state, and local agencies to protect coastal resources and critical infrastructure, inform the community of potential risks, and pursue funding for coastal adaptation planning.



SCCa would suggest adding Policy CR-5 (f) to address neighborhood scale adaptation planning to reflect the discussions found on pages 272-274 detailing the characteristics of the various neighborhoods in Carpinteria (as shown on Figure CR-1. To provide further context for our support of the City of Carpinteria's staff efforts, we have provided reference to the work of the California Coastal Commission Local Coastal Program Sea Level Rise Working Group as well as representative policies and codes found in other coastal jurisdictions in the discussion below:

#### **Neighborhood-scale Sea level rise adaptation planning.**

SCCa has been a participant in the Coastal Commission Local Government Working Group on Neighborhood Scale Approaches to Adaptation Planning since its inception in 2019. This working group, formed to develop solutions to better address sea level rise adaptation planning, consists of representatives from numerous coastal cities and counties, the California State Association of Governments, the League of California Cities, and Coastal Commission Staff. The following excerpts are from materials presented to the Coastal Commission on September 11, 2024, by the Executive Staff, including testimony from several coastal cities and counties. The following are excerpts sourced from **"Neighborhood-Scale Adaptation Planning: Draft Discussion Paper."**

"Neighborhood-scale adaptation refers to an approach of identifying and developing adaptation strategies that are specific to defined areas or assets with shared characteristics (e.g., a neighborhood, beach area, site, or asset)<sup>3</sup>, and developing LCP policies to support and implement that approach."

For reference, please refer to the County of Ventura Board of Supervisors approved Local Coastal Program: Coastal Area Plan (CAP) and Coastal Zoning Ordinance (CZO). Refer to CAP Policies 1.13, 1.5 (b), 4.1 and 4.7 dated May 3 2025.

Objective CR-6 (a-c): Prioritize social equity, environmental justice, and the needs of vulnerable communities in coastal adaptation planning and coastal resiliency projects.

Objective CR-7(a-d): Evaluate approaches to coastal adaptation weighing benefits to costs, economic impacts, and appropriate use of public funds. SCCa is particularly supportive of the contents of this objective which offers practical approaches to financial and economic considerations, especially the creation of an Adaptation Account. (see below for further comment)

Smart Coast California expresses **concern** with the following policies:

CR-3 (a-c): Maintain and enhance a wide, safe, sandy beach for habitat, recreation, and public coastal access for use by future generations; protect existing public infrastructure and facilities; and avoid the need for hard shoreline protection devices.

This policy objective addresses avoiding the need for hard shoreline protection based on the definition of existing development as defined by the California Court of Appeal which recently issued its decision in the Casa Mira case, interpreting Section 30235 of the Coastal Act. That decision contains important guidance on when seawalls and other coastal protection structures must be permitted. A petition for review to the California Supreme Court is expected to be filed. Smart Coast California recommends that the City slow the process of



adopting a Coastal Land Use Plan General Plan to give the courts in the Casa Mira case a full opportunity to provide an authoritative interpretation of Section 30235 of the Coastal Act.

Smart Coast California expresses further concern with the following issues:

CR-7(a-d): Evaluate approaches to coastal adaptation weighing benefits to costs, economic impacts, and appropriate use of public funds.

Although SCCa is supportive of the policies included in Objective CR-7, we suggest that more time should be taken to ensure the update complies with SB 272, enacted in 2024 (SB 272, adding Public Resources Code 88 30985 et seq.). Those amendments give counties and other local governments ten years to update their LCPs (by January 1, 2034) to include a "sea level rise plan" (Public Resources Code § 30985(d).) The new law requires "economic impact analyses of, at a minimum, costs to critical public infrastructure and recommended approaches for implementing the sea level rise adaptation strategies and recommended projects" (Public Resources Code § 30985(c)). Although the City's draft Coastal Land Use Plan General Plan includes policy language requiring an economic analysis be done, it does not yet contain an economic impact analysis. We recommend that the City slow down to ensure that its proposed LCP update includes the economic analysis required to comply with the new law.

Managed Retreat: SCCa's position is that any reference to managed retreat in the City of Carpinteria's Coastal Land Use Plan General Plan be accompanied by a discussion of regulatory takings. We appreciate the references on Page 286 : Establishment of specific development standards ... "to address potential regulatory takings" and references to the purchase of easements found in Policy LU-1n and PF-8h.

A Local Coastal Program becomes legislative enactment subject to the Takings Clause (see Sheetz, supra).  
References:

5<sup>th</sup> Amendment - US Constitution:

"nor shall private property be taken for public use, without just compensation."

Art.1, Sec. 19 – California Constitution

"Private property may be taken or damaged for a public use and only when just compensation, ascertained by a jury unless waived, has first been paid to, or into court for, the owner. "

Coastal Act Sec. 30010

"The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission...or local government...to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor."

We have included information in Attachment 1 that supports the accommodation strategies found on Page 275 of the City of Carpinteria LCP LUP which refers to elevating structures. The City of Newport Beach has policies and implementing ordinances in their certified Local Coastal Program that provide for the practice of elevating structures subject to coastal hazards.



We would like to reiterate that Smart Coast California is a resource for The City of Carpinteria as it moves towards local adoption and eventual certification. Smart Coast also offers support to the City of Carpinteria as you move through the review stage with the Coastal Commission staff.

We appreciate the opportunity to provide these comments to the City of Carpinteria.

Sincerely,

*/s/ Marta Golding Brown*

Marta Golding Brown  
Co-Founder and Chief Executive Officer  
[mgbrown@smartcoastca.org](mailto:mgbrown@smartcoastca.org)

### Attachment 1

#### Maximum Building Heights in Flood Hazard Zones.

The City of Newport Beach measures height from minimum required top of slab established by FEMA Flood Insurance Rate Maps. VE Zones were identified by FEMA and Newport Beach in 2019 affecting 166 beachfront properties. The language found in the certified Local Coastal Program LIP for the City of Newport Beach allows for the elevation of structures in Section 21.30.060 - Height Limits and Exceptions, (C) Increase in Height Limit. The following photographs provided by the City of Newport Beach illustrate the practice of elevating structures subject to coastal hazards.



Image Source: City of Newport Beach presentation at Smart Coast California Sea Level Rise Summit, September 2024

Note: The California Coastal Commission approved the Newport Beach Local Coastal Implementation Plan on **September 8, 2016**. City Council approval went into effect on **January 30, 2017**, with Ordinance 2016-19. The Land Use Plan was amended by the California Coastal Commission on October 12, 2018, and adopted January 22, 2019, with Resolution No. 2019-08.



**From:** Susan Mailheau <susan.mailheau@gmail.com>  
**Sent:** Monday, August 4, 2025 8:15 PM  
**To:** GPUUpdate  
**Subject:** Comments to City regarding the General Plan Update

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

## Comments to City regarding the General Plan Update

In addressing the CLUP/GP please consider the overarching task at hand. You have inherited or been charged with the direction of a city. That city has a vow to maintain the small beach town character, and that should be your guiding star. To be clear you, are dealing with a mere 2.6 miles of land in your extensive plans. Please take caution that you do not overplay the latitude and longitude of these constraints but use those plans to guard against those who would destroy our character as is evident in current community priorities.

Do not forget that this land is confined and embraced by the very elements that make Carpinteria what it is:

- On the north are the beautiful Santa Ynez mountains providing a majestic view and habitat for rapidly vanishing wildlife;
  - On the east is Ventura County over which we have no control; however we receive the visitors both in transit and in our destination; we stand as the doorstep of Santa Barbara County.
  - On the west, we have unincorporated Santa Barbara County, whose land use practices are threatening to overtake our borders and allow sprawl into and between Montecito and Carpinteria.
  - On the southern border of Carpinteria lies the Santa Barbara Channel and the Santa Barbara Channel Islands. This border provides the namesake of Carpinteria as the home of the Chumash in a plentiful environment rich in natural resources of unique geological features and biodiversity.
  - **Between land and sea is “the world’s safest beach”, and the wildlife that is a major feature of Carpinteria. This includes the iconic semi-aquatic harbor seal in the harbor seal rookery and haul-out which is a rare asset.** Please consider this to be a guard rail to your potential mishaps of being overly beholden to the current community priorities.
- 
- “an updated CLUP/GP that reflects current community priorities is perhaps the wrong approach”



Each incoming administration, from the 1990's going forward, has vowed to maintain the beauty and small beach charm of Carpinteria. Our spot of the vast map of CA has long-strived to resist "current priorities" by deftly detouring the push for commercialization and sprawl.

Each has succeeded in preserving much of the "frozen in time" characteristic that is the characteristic we vow to preserve.

The current drive to place human desire for recreation (e-bikes, loud vibrating music, skate park) over the very aspect that makes our town quaint is a step closer to L.A. inclinations.

### The City

is located on a coastal terrace between the Santa Ynez Mountains and the Pacific Ocean, which provides beaches, bluffs, offshore tidelands, and subtidal reefs.

### Open space and conservation resources

Habitat, visual resources - neglected; virtually no protection is given to the harbor seal rookery throughout most of the year. This is a travesty of the recent administrations in spite of the fact that a harbor seal advisory committee was started to assess this habitat, and then they essentially ignored their findings. The harbor seals are almost certainly one of the major draws of tourists and boons to the economy throughout the year. The Carpinteria Valley Economic Profile does not even acknowledge this, yet it does list the economic benefits of the avocado festival, which is only for a few days in October.

### Safety

Mention is made of fluvial floods and debris flow hazards, damage and erosion.

I strongly recommend that you bolster your city tree plan to include more plantings that will improve soil water retention by absorbing precipitation and maintaining soil, humidity, and providing shade for minimizing drought.

I also strongly recommend changing the buffer zone on all watersheds from 50 feet to 100 feet. This too would help prevent the erosion and the risk of flooding by encouraging soil retention through roots of vegetation.

Another policy that you could implement to maximize shade and minimize soil drying is to have greater regulations over mature trees, even on private property. Carpinteria is one of the only cities I know of that doesn't require a permit to remove a mature tree on private property. These trees become the view scape of our neighbors and when one property owner chooses to remove a tall beautiful tree, the surrounding neighbors are deprived of that beauty, and they also become subjected to the drying effects that that tree has been mitigating. And for every tree that is removed the entire city is losing trees' ability to sequester carbon - nature's plan for preventing the buildup of carbon dioxide in the atmosphere.

Excessive noise is a major adverse development due to the deforestation on Highway 101. The California Department of Highways has decreased our property values by introducing highway noise that didn't exist before the construction project. This could be partially mitigated by an aggressive program of reforestation.

### Public facilities and services

In response to growing public demand, the city is making a knee-jerk reaction. There is no reason for the city to go to such extent when other priorities could be met. There is no reason to comply with all of the demands of a population that is changing because of an influx of people who aren't on board with our vision of a desirable place to live.

### Healthy Community

Our city is to be commended for encouraging the healthy aspects of the residence of Carpinteria for seeking a healthy lifestyle. The community garden, the farm cart, and stores that offer healthy food are all examples of this admirable endeavor.

This is a beginning of comments. Carpinteria is too unique to be altered by newcomers who have yet to experience it. I appreciate this opportunity to comment.

Susan Mailheu

August 2025

## Megan Musolf

---

**From:** Susan Mailheau <susan.mailheau@gmail.com>  
**Sent:** Friday, August 8, 2025 4:31 PM  
**To:** GPUpdate  
**Subject:** Comments on the Open Space and Conservation Element

### **\*\*EXTERNAL EMAIL\*\***

**CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.**

According to your GP/CLUP Update, you have been instructed by California planning law and California Coastal Act requirements to identify, preserve, restore, and rewild open space. Yet there is a large portion of Bluffs Zero that you have been notified by prominent local citizens and myself that is currently undergoing rewilding. It is a wildlife corridor, habitat for raptors, and habitat for a multitude of mammals in addition to many healthy and mature trees. There is no question that this section of Bluffs Zero should be zoned as Open Space according to the guidelines stated above. It is a Greenbelt which brings healthy living to all around it. If you bend to the wishes of Chevron or the avaricious Housing Element Act by zoning it as PUPD you travel down the rabbit hole of over-development and sprawl.

*The City has nearly 188 acres, or 15 percent of the City, designated as Open Space/Recreation (OSR), of which 125 acres are owned and managed by the City as public parks and recreation facilities.* As a member of Carpinteria TAB, the question I have always asked is “what portion is actually greenbelt - i.e. a **park** with trees where people can visit while shaded from the sun, and the trees replenish the soils, providing shade? A glance around tells me the answer is “very few”.

### **ESHA**

Are you certain tidewater goby are still seen? Steelhead? And look at the monumental efforts taken by **State Parks** that was required to assist the snowy plover.

What have you done lately for the Carpinteria Harbor Seal Haul-out Area and Rookery (**the mere 1500 feet of sanctuary**)? I can provide a great many peer-reviewed and scientifically-guided suggestions for you that may help prevent the last of them from disappearing. I really doubt the wisdom in the choices of direction City Council has undertaken instead, which seem to be direct from the playbook of anywhere USA, mostly falling under the category of “Agewell”.

My harsh criticisms stem from your heavy-handed approach to taking public land and converting it to the Surfliner Inn to serve visitors. A park with trees and outdoor classes, lectures and visiting is more to the liking of most residents.

My concern is that the entire GPUpdate takes a variety of factors into account together with this one lonely element as if it were equal in importance with the rest. The Open Space and Conservation Element with ESHA is singular in that it is the very aspect of Carpinteria that accounts for its appeal to visitors, magazines, tourism guides, word of mouth, and ... residents (whether they know it or not).

Without this element our wildlife could not exist. Without this element the drought would have turned this 2.6 miles of land into a lifeless desert. Yet how much of your PARKS, RECREATION AND COMMUNITY SERVICES actually visit, care or observe our open space and the wildlife thriving

there. Why does so much planning, money, and effort go into Community Services - serving people without actually observing what many of these people deeply care about and where they go for solitude - an opportunity that is not available to the vast cities and communities throughout California.

I myself would not have reawakened to the power of nature and open space were it not for moving here from a busy metropolis 15 years ago - when people actually cared about such things. Please care. And help our community realize **THIS is the treasure of Carpinteria** before they forget and allow you to dredge and fill it over.

**Please put money into the projects recommended by the Harbor Seal Advisory Committee. Don't just guide the direction - write up the actual findings and references that substantiated these findings, and at the very least, direct us how to implement the findings. Nothing has been done.**

**Susan Mailheu**

**August, 2025**

## Megan Musolf

---

**From:** Susie Anderson <susie@ronandersonart.com>  
**Sent:** Friday, August 8, 2025 4:39 PM  
**To:** GPUUpdate  
**Subject:** Comments on the General Plan Update

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Thank you and kudos to all who worked to create this tour de force!  
I appreciate your determination to protect and maintain our small beach town character.

I am heartened by your clear use of the word "shall" (as in expressing the future tense, expressing a strong assertion or intention, expressing an instruction or command).

Regarding Bailard: Since 2021 I have been actively involved in preventing the proposed Red Tail market rate housing development adjacent to our city that would eliminate our urban/rural boundary and buffer zone. If the Coastal Commission does grant a rezone from 2 homes to 140+ homes on this land, I hope that the wording of this update is sufficient to force a mitigation of the density, safety, transportation, service, and design issues that would negatively impact the owners/residents of both Casitas Village and Villa Del Mar as well as our community at large.

Regarding Community Design: The statement on page 46, *"The City has not adopted Residential Design Guidelines for Subarea 4."* concerns me. The poorly designed Red Tail proposal is hovering in the wings. This statement implies there are no standards to be met. I'd suggest a stronger stance and statement as to what will be required on any development on our borders.

Regarding Tee Time: My husband and I have considered Santa Barbara our home since attending UCSB in the 60's. We moved to Montecito in 1982 and to Carpinteria in 1990. We've walked the Bluffs for decades. The proposed development on the Tee Time space is unconscionable. It is historically open space, it is currently open space, and it should remain open space. I understand that there is a request for it to be rezoned as open space/recreational and I heartily support this as one of the hundreds of locals who came out against this proposed development.

Thanks for the opportunity to offer my comments.

Susie Anderson  
410 Palm Avenue Apt A2  
Carpinteria, CA 93013

805 680 0060

 text\_0.txt  
310 bytes

▼

Do NOT let this happen in our town. Please!!!

Terry Wheeler Scrivner, a long time citizen who  
loves the sandy safe salty shore.

text\_0.txt  
287 bytes

▼

<https://mailchi.mp/c5a877f541b3/save-our-beaches-san-clemente-september-2023-newsletter-12773058?e=9bb73778c4>



## Megan Musolf

---

**From:** victor garza <sbsoundguy@hotmail.com>  
**Sent:** Wednesday, July 9, 2025 4:27 PM  
**To:** GPUUpdate; Mindy Fogg; Nick Bobroff; Syndi Souter; Michael Ramirez  
**Cc:** Al Clark; Natalia Alarcon; Monica Solorzano; Wade Nomura; Julia Mayer  
**Subject:** General Plan Update - Public Comment

**\*\*EXTERNAL EMAIL\*\***

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear City Staff,

I appreciate the opportunity to review and comment on the Draft General Plan for the City of Carpinteria.

Please review my questions and comments, not in an order of priority, as a follow-up to the comments I shared with Syndi at the public meeting held at the Library July 8.

1. In the Circulation Element there was no mention of Electric (EV) Vehicles. No mention of any efforts to expand EV infrastructure or encouraging existing businesses, condos, apartments and individual residents to install EV chargers. There was no mention of any requirements for new projects to install EV chargers.
2. Section CD 6b discussion of on street parking is in conflict with the Surfliner Inn project's impacts. Overflow parking from the project, including employees and customers, will park on the streets and be in conflict with parking for coastal access and for resident parking.
3. Nowhere did I read where the Circulation Element shall be used as a guide to assist staff in the prioritizing of Capital Projects. This purpose should be stated clearly in the Introduction.
4. Level of Service is mentioned and tables included, but no Level of Service assigned to any streets or intersections.
5. There is a section devoted to a discussion of Carpinteria Avenue Corridor, but none for Linden Ave.
6. Section C-7a has vague language regarding the implementation of Transportation Systems Management Plans. The City should require new projects in their Conditions of Approval to prepare and implement these programs.
7. Section C-9h mentions the use of Parking Lot 3 as a park and ride lot. This is conflict with the proposed Surfliner Inn project.
8. ADA; there should be a discussion about how to improve accessibility in the City. This includes having a program to construct ADA compliant ramps at intersections, keeping the sidewalks clear of obstructions, making sure that they are smooth and safe, and making sure that there are sufficient ADA compliant parking spaces located throughout the City, in the business district, in new developments and where needed in residential areas.
9. Public Bus System, this section mentions the Seaside Shuttle. If there is no funding mechanism for this service in the foreseeable future then the section should be deleted.
10. The section discussing Commercial Carriers needs to be updated.
11. Speed Limits, there is no discussion of a process of how speed limits are set or reviewed or changed.

My overall comments on the Circulation element, the language is very general, non-specific, vague and there are significant transportation issues missing entirely. There are no Measurable Objectives described, there are no clearly defined requirements for new projects to address the City's transportation issues, including parking, public transit etc etc. This document needs a lot of work.

Thank you for the opportunity to comment, Victor Garza