

Land Use Element

INTRODUCTION

The Land Use Element establishes the type and intensity of allowable land uses, guides growth through land use policies and programs, and projects physical development in the City of Carpinteria (City) consistent with community values and needs. The Land Use Element reflects the community's desire to maintain and enhance the City's essential character as a small beach town while providing residential, recreational, cultural, and economic opportunities for our community. The Land Use Element is the planning foundation of the Coastal Land Use Plan and General Plan (CLUP/GP) of the City's Local Coastal Program (LCP); Public Resources Code [PRC], §[30108.5](#)).

Through the Land Use Element, the City identifies the qualities of the built and natural environment that the community would like to retain, as well as aspects that would benefit from change. To achieve this outcome, the Land Use Element preserves the character of existing neighborhoods with compatible development, directs higher density and more intensive development to existing commercial and industrial areas along the City's main transportation corridors, and provides development standards for new development sites to protect coastal resources, the natural environment, and public views of scenic resources.

Issue Areas

The Land Use Element addresses the following issue areas:

- **Urban/Rural Boundary** to maintain the "greenbelt" surrounding the City and coordinate with agencies whose land use decisions may affect the agricultural land and open space supporting this coastal setting.
- **Land Use Types and Patterns** to define the range of allowable uses in the City and organize those uses as the community's land use plan.



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- **Neighborhood, District, and Corridor Planning** to establish plans for these areas that provide for their long-term improvement and maintenance, including the Downtown and Old Town District as a viable local commercial district while also allowing mixed-use development and the positive benefits of tourism to flourish.
- **Jobs/Housing Balance and Affordable Housing** to support City employment and housing goals and ensure local economic vitality while committing to supporting regional housing needs, as well as provide diverse housing types to meet evolving needs in response to local employment generation (See also **Housing Element**).
- **Coastal Land Use Planning and Buildout** to establish orderly, well-planned development while protecting coastal resources and considering coastal hazards in land use decisions (See also **Community Design Element** and **Coastal Resiliency Element**).

The **Land Use Element** addresses the following legislative requirements:

Coastal Act

[Chapter 1 – Findings and Declarations and General Provisions](#)

[§30007.5](#)

[Chapter 2 - Definitions](#)

[§30108.5](#)

[Article 5 – Land Resources](#)

[§30241](#)

[Chapter 3 – Coastal Resources Planning and Management Policies](#)

[§30252](#)

[Chapter 7 – Development Controls](#)

[§30603](#)

The issue areas addressed in the Land Use Element reflect the City’s community goal and are supported by policies contained in other CLUP/GP Elements. The **Circulation Element** plans transportation infrastructure and services to efficiently transport people, goods, and services and complement land use patterns. The **Community Design Element** includes policies that address architecture, site design, and community character and aesthetics. The **Healthy Community Element** encourages active lifestyles and access to healthcare services. The **Open Space & Conservation Element** protects sensitive natural resources and coastal resources. The **Coastal Resiliency Element** addresses coastal hazards driven by projected sea level rise that could affect development and land uses. The **Public Facilities and Services Element** describes parks, recreation, trails, and coastal access resources for active and passive recreation opportunities that meet the needs of residents and visitors.



-  City of Carpinteria
-  Sphere of Influence
-  Carpinteria Planning Area Boundary (approximate)
-  Coastal Zone Boundary



Carpinteria Planning Area

**FIGURE
LU-1**

LAND USE & PLANNING ISSUES

City Land Use Types and Patterns

The City comprises approximately 7.3 square miles, of which 2.6 square miles is on land and 4.7 square miles is offshore . The Land Use Element addresses land use and planning for onshore areas of the City. Within the City, approximately 1,322 acres of land have a corresponding CLUP/GP land use designation. The remaining onshore areas are used for rights-of-way, such as streets and utilities (Figure LU-1; Table LU-1).

The City supports a mix of residential, commercial, industrial, institutional, and open space and recreation areas, as well as limited agricultural uses. The distribution of these uses relates to geographical factors such as topography and the location of major transportation corridors. The northern areas between the foothills of the Santa Ynez Mountains and U.S. 101 primarily comprise low-density residential uses with medium-density housing and light industrial uses clustered to the northeast and limited commercial uses along Via Real, all bordered by agricultural uses in the unincorporated areas to the north. The southern areas between U.S. 101 and the Pacific Ocean support the City’s Downtown with higher-density commercial uses and medium-density housing along Carpinteria Avenue and Linden Avenue. Research & development uses lie at the east end of the City. Medium and low-density residential uses lie along the shoreline fronting the quarter mile of the Beach Neighborhood shoreline to the west of Downtown. The coastline is primarily dedicated to open space/recreation uses in City Beach, Carpinteria State Beach, Tar Pits Park, and publicly owned portions of the Carpinteria Bluffs.

Definitions

Density: The maximum number of dwelling units permitted per specified area of land (Municipal Code, §14.08.160).

Population Density: the number of people in a given area.

Floor Area Ratio (FAR): the total floor area of enclosed buildings on a lot divided by the net area of the site expressed in a percent form.

Building Coverage: the relationship between the ground floor area of enclosed buildings and the net area of the site, expressed in a percent form.

Table LU-1. City Area

City Area	Area ¹	
Land Area	2.6 square miles	1,664 acres
<i>Land Use Areas</i>	<i>2.2 square miles</i>	<i>1,322 acres</i>
<i>Developed Roadway Network & Rights of Way</i>	<i>0.4 square miles</i>	<i>342 acres</i>
Offshore Area	4.7 square miles	3,008 acres
Totals	7.3 square miles	4,672 acres

Urban/Rural Boundary

The City's urban/rural boundary delineates the geographic area of the City and limits the expansion of potential future urbanization (Figure LU-1). The City is committed to maintaining a firm urban/rural boundary between the City and the unincorporated rural areas of Carpinteria Valley, which support extensive areas of prime soils, highly productive agricultural land, and open space that creates the greenbelt surrounding the City. The City lies entirely within the State Coastal Zone, so coastal agriculture and open space areas are protected under the State Coastal Act. The urban/rural boundary is subject to approval by the California Coastal Commission (CCC) as part of consideration of the City's Local Coastal Program (LCP).

Sphere of Influence

A Sphere of Influence is a planning boundary outside of an agency's legal or jurisdictional boundary that identifies an agency's probable future boundaries based on land use needs, growth rates, available and future public services, and community land use goals. Jurisdictional boundaries, including Spheres of Influence, are governed by State law under the jurisdiction of the Local Agency Formation Commission (LAFCO), which is established by the State for each county. The Santa Barbara County LAFCO has review and approval authority for establishing an agency's sphere of influence and for annexations into the City.

The City's Sphere of Influence is contiguous with the City boundary except for one area adjacent to the City's northern limit (Figure LU-1). The Santa Monica Gardens Neighborhood is a low-density single-family residential area, totaling just over 20 acres and 69 single-family homes, that lies immediately north of the existing City limits (Figure LU-1). The Santa Monica Gardens Neighborhood is the only unincorporated area included within the City's Sphere of Influence because it is already developed with urban uses and would be a logical extension of City boundaries given the existing pattern of development or need for public services. Furthermore, City and Coastal Act policies encourage a stable urban/rural boundary that encompasses and limits all urbanized areas. Public street access and utilities to the subdivision are provided through the City via Santa Monica Road. Adjacent uses include open-field agriculture to the north and west, retail commercial, motel, and residential uses to the south, and single-family homes to the east. Complete street improvements and utilities are also available in the area.

Definitions

Urban/Rural Boundary: A boundary line shown on a land use map that delineates areas intended for urban land use (e.g., residential, commercial, industrial, etc.), and areas designated for rural land uses, principally agriculture and low density residential. Agriculture, open space, recreational activities and related uses are also permitted and encouraged throughout the urban area. Limited commercial and coastal-dependent industrial uses are permitted within rural areas as necessary.

California Coastal Act: The Coastal Act guides how the land along the coast of California is developed, or protected from development. It emphasizes the importance of the public being able to access the coast, and the preservation of sensitive coastal and marine habitat and biodiversity.

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Carpinteria Planning Area

Gov. Code, [§65300](#) requires that a city address all territory within the boundaries of the city as well as any land outside its boundaries which in the planning agency's judgment bears relation to its planning. State law allows communities to plan for areas outside their jurisdiction because certain issues are not confined to political boundaries. By including an area outside its boundaries in its general plan study, a city can:

- Communicate its concerns for the future of lands currently under another agency's jurisdiction;
- Guide the orderly and efficient extension of services and utilities;
- Ensure the preservation of open space and resource conservation lands; and,
- Establish consistent standards for development in plans of adjacent jurisdictions.

The City's Planning Area boundary extends outside the City limits to encompass a larger region totaling approximately 30,000 acres (45 square miles) primarily in unincorporated Santa Barbara County with approximately 2,000 acres (3 square miles) in Ventura County (Figure LU-1). The Planning Area is approximated with the intent to identify all nearby governing jurisdictions. Activity in the Planning Area boundary can affect the environment and economy in the City. The Planning Area boundary is identified by four factors (see Figure LU-1):

- The boundary extends north to encompass the watersheds of major streams in the Carpinteria Valley that either drain through or are proximate to the City and flow to the Pacific Ocean. Activities in the watershed can impact drainage, water quality, and habitat protection in the City.
- The boundary extends north, east, and west to the first prominent ridgelines because development on the surrounding ridgelines affects the visual resources of the City.
- The boundary includes areas in the Carpinteria Valley because development in the Valley, whether agricultural intensification or conversion of agriculture to other uses, affects the City's environment, economy, transportation, and housing.
- The boundary extends east and west along the U.S. 101 corridor (from Toro Creek to Bates Road) because development occurring along the highway impacts land use demands, transportation demands, and public resources in the City.

Approximately 65 percent of the Planning Area is agricultural land uses surrounding the City in the unincorporated area, primarily dedicated to growing operations such as orchards, greenhouses, cut flowers, and cannabis cultivation. Cannabis operations that are potentially non-compliant with County of Santa Barbara regulations have resulted in land use compatibility concerns related to air quality and circulation. Open lands and mountainous areas located north and northeast of the City in the Santa Ynez Mountains foothills contain areas with significant resource value but no potential for agricultural use, comprising approximately 30 percent of the

Planning Area. The remaining land, or approximately 5 percent of the Planning Area, is dedicated to Residential land uses, generally located near developed agricultural areas to the northwest of the City, adjacent to the City's northeastern borders, and northeast of the City around Shepard Mesa.

Jobs/Housing Balance & Affordability

Jobs/housing balance is a planning tool that local governments can use to inform local land use plans and regulations. A balance between jobs and housing is achieved when there is a roughly equal number of jobs and housing units (or households) in a jurisdiction. The jobs/housing balance helps indicate whether the City provides adequate housing for those working in Carpinteria and adequate jobs for those living in Carpinteria. An imbalance results in longer commutes (either to homes or jobs), traffic congestion, air emissions, deterioration of physical and mental health, and diminished community strength and identity.

Jobs/housing balance is expressed as a ratio that relates the measure of employment and a measure of housing in a given area. A jobs surplus indicates that employees are drawn from outside the City, and additional local housing units could improve the jobs/housing balance. A jobs deficit indicates that local workers are leaving the City to commute to jobs in the region, and additional local jobs and economic development could improve the jobs/housing balance.

In the City, the jobs/housing balance is assessed using two measurements: a) the jobs-to-housing ratio and b) the jobs-to-employed residents ratio. A job/housing ratio nearing the actual average number of workers per household indicates there is adequate housing to support local employment in the City. A jobs/employed residents ratio nearing 1.0 indicates that there is adequate housing to support local employment in the City.

The City's population is approximately 13,264 people residing within an estimated 5,111 households in the City with an estimated 7,420 jobs and 6,780 employed people as of 2023 (U.S. Census Bureau 2023). As a result, the jobs/housing ratio in the City is 1.5 jobs per household. The average number of employed people per household is 1.3. The jobs/housing ratio currently exceeds the average number of workers per household. This indicates that the City has a jobs surplus, which draws employees from outside the City, and additional local housing units could improve the jobs/housing balance. Additionally, the jobs/employed residents ratio also indicates a jobs surplus in the City. The City's jobs/employed residents ratio is 1.1, where an estimated 640 surplus jobs are filled by employees commuting into the City from the surrounding region (U.S. Census Bureau 2023). Projecting through 2040, population growth trends indicate an increase of up to 400 additional residents, or a 3 percent increase, and approximately 670 new jobs (SBCAG 2019), which would retain the current City's job/housing ratio and jobs/employed residents ratio and continue to indicate a long-term need for additional local housing.

The City is committed to supporting a balance between available housing and jobs for residents and employees. Maintaining a balance between jobs and housing is important for the City's economic vitality and is also key to limiting Vehicle Miles Traveled (VMT) and associated energy

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demand, greenhouse gas (GHG) emissions, and air pollutant generation. Additionally, jobs available in a community should match the labor force's skills and income needs, and housing should be available at prices, sizes, and locations suited to workers who live in the area. Further, the City is a part of the larger Carpinteria Valley area and is committed to assuring that the whole is successful. Therefore, it is of critical local importance to establish policies that provide the groundwork for a valley-wide jobs/housing balance and support livable incomes and affordable housing. By committing land to uses that produce either jobs or housing, the City's land use plan and policies are the starting point for achieving these outcomes locally.

Community Design Subareas represent unique areas of the City identified as having characteristics requiring preservation and enhancement. The **Community Design Element** identifies and defines the following design subareas:

1. Beach Neighborhood
2. Downtown and Old Town
- 2a. Downtown Core District
3. Northcentral and Northwest Neighborhoods
4. Northeast
5. Concha Loma Neighborhood
6. Carpinteria Bluffs

The Land Use Element addresses approaches to providing a jobs/housing balance, including residential land use and mixed-use policies to support housing development that meets needs consistent with State law (see also, **Housing Element**), as well as considering the effect of new commercial and industrial development on housing demand. While the Housing Element provides the primary policies that implement State-mandated housing planning, the Land Use Element includes land use designations and policies that help implement the Housing Element. The City is also committed to working with the County to address housing needs and employment within the Carpinteria Valley, as regional employment sectors in agriculture and visitor-serving uses strongly influence housing needs in both the City and the unincorporated area.

Neighborhoods, Districts, and Corridors

Existing residential neighborhoods, commercial districts, and public spaces are valued assets of the City's character and economy. To support the community's values and character, the Land Use Element recognizes the importance of maintaining established neighborhoods while focusing on opportunities for long-term development and redevelopment in key locations. Through public outreach and City investigations regarding land use trends and needs, new development and redevelopment are planned primarily within the following areas:

- The Downtown and Old Town District, where mixed-use development could support visitor-serving commercial uses, general commercial uses, and multi-family housing.
- Research and development (R&D) and light industrial areas in the eastern side of the City, where additional development could support housing and employment.
- Undeveloped or underutilized private properties within the Carpinteria Bluffs, including the former oil and gas facility, which could support planned development and R&D uses.
- Accessory dwelling units, or ADUs, in existing neighborhoods, where separate living areas or structures are developed on a property with a proposed or existing primary residence. ADUs,

sometimes called granny flats or backyard cottages, are cost-effective housing options because property owners can create new living spaces without buying property. As a key affordable housing strategy, State law establishes where ADUs are allowed by right, including single-family and multi-family residential zones, as well as some commercial areas.

In addition, community design subareas are identified in the **Community Design Element** to recognize and preserve the unique qualities of Carpinteria’s neighborhoods and districts. The 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. There is a strong desire to maintain the character and quality of the Downtown and Old Town District, as important parts of the City’s small-town charm and quality of life, while also reinvesting in commercial and mixed-use development to ensure the benefits of commerce and tourism continue to thrive. 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. This neighborhood is also a focal point for citywide resiliency and adaptation to future coastal hazards as addressed below and in the **Coastal Resiliency Element**.

Coastal Resiliency

As a small beach town, land use and development are intrinsically related to coastal processes and hazards, including coastal flooding, wave runoff, and/or erosion. Climate change and sea level rise are projected to increase the likelihood and severity of these coastal hazards in the coming decades. Land uses within the City that are most susceptible to risks from coastal hazards are residential uses, particularly properties designated for residential use in the Beach Neighborhood and Downtown and Old Town area (e.g., Low Density and Medium Density Residential). At-risk land uses also include Open Space/Recreation, Commercial (e.g., General Commercial and Visitor-Serving Commercial), Research and Development Industrial, and Public Facility land use primarily within the Carpinteria Bluffs, City Beach, and Carpinteria State Beach. In response, the City plans for the resiliency of the City’s land uses, as well as beaches, coastal resources, and infrastructure, from sea level rise impacts. The City’s plan – which includes numerous goals, objectives, policies, and implementation actions– for ensuring the City remains resilient to potential future risks associated with coastal hazards is presented in the **Coastal Resiliency Element**.

LAND USE PLAN & MAP

Land use designations indicate the intended use of each parcel of land. Each land use designation is subject to policies and standards for the designation, including limits to allowed density and intensity. Density determines the physical layout and appearance of residential development relative to the parcel. Density influences the housing type and often the style. Densities are calculated in dwelling units per acre (du/ac). In the City, the allowable densities range from 0.3 du/ac to 25 du/ac, depending on the land use designation (Table LU-2). Intensity is expressed as a floor area ratio (FAR) for the purpose of establishing limits on the square footage of buildings in non-residential development. The FAR expresses the relationship between the amount of

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usable floor area permitted in a building and the area of the parcel on which the building stands. FAR is calculated by dividing the gross floor area of a building by the total area of the parcel and is represented as a decimal number. Intensity influences the commercial building type, mass, and placement. In the City, allowable FAR can range from 0.2 FAR to 1.5 FAR depending on the land use designation (Table LU-2).

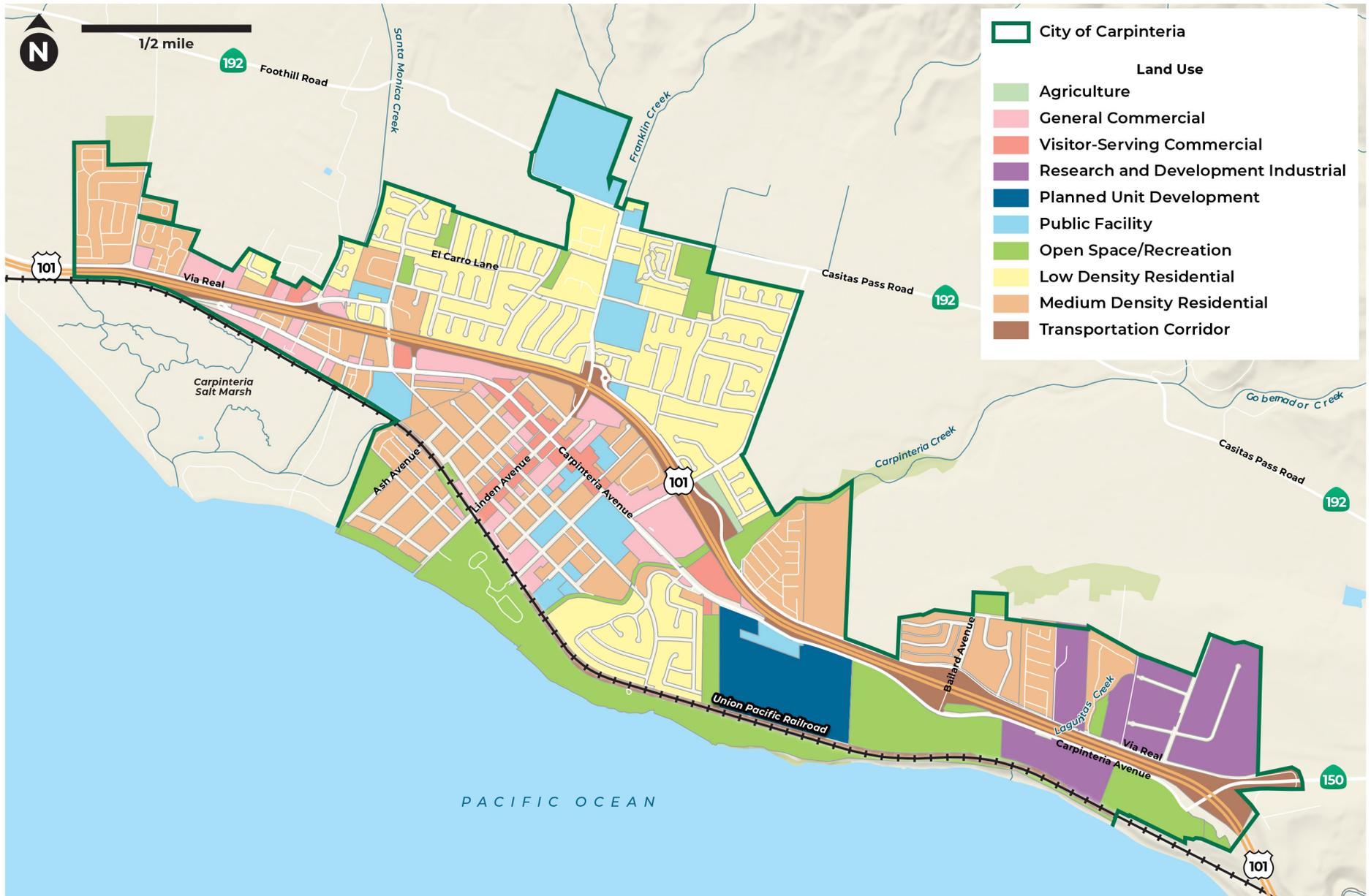
Table LU-2. Land Use Designations, Densities, and Intensities

Designation	Density/Intensity Range
Low-Density Residential (LDR)	0.3 – 8.2 du/ac
Medium-Density Residential (MDR)	8.3 – 25.0 du/ac
Planned Unit Development (PUD)	Determined by Specific Plan
Research & Development Industrial (RDI)	0.0 – 1.0 FAR; 8.3 – 25.0 du/ac
General Commercial (GC)	0.4 – 1.5 FAR; 8.3 – 25.0 du/ac
Visitor Serving Commercial (VC)	0.4 – 1.5 FAR
Public Facility (PF)	0.2 – 0.8 FAR
Open Space/Recreation (OSR)	0.0 – 0.1 FAR
Agriculture (AG)	0.0 – 1.5 FAR
Transportation Corridor (TC)	-

du/ac = dwelling unit per acre, FAR = Floor Area Ratio

City ordinances and regulations such as the Zoning Ordinance and Subdivision Ordinance are implementation mechanisms of the land use designations and provide details about maximum allowed densities and intensities, minimum parcel sizes, allowances and prohibitions of uses, dimensional requirements such as building setbacks, parking standards, and building heights, and development standards for layout, design, and open space. Land use designations and zoning districts must be compatible and zoning districts must be within the range of the allowed density, intensity, and uses described in the Land Use Element.

The Land Use Element includes 10 land use designations within the City. When mapped, land use designations depict the organization and design of the City that will support changes in economic conditions and community development over the long term. The overall distribution of land uses is identified in Figure LU-2, with each designation defined and described further in this section. As depicted in Figure LU-2, the City’s land area is primarily occupied by low and medium-density residential uses, followed by open space/recreation, transportation corridors, research & development industrial, public facilities, general commercial, planned unit development, agricultural, and visitor-serving commercial.



Carpinteria Land Use Designations

**FIGURE
LU-2**

Table LU-3. CLUP/GP Land Use Designations by Area

CLUP/ General Plan Designation	Acres	Percentage
Low Density Residential (LDR)	278.7	20.3%
Medium Density Residential (MDR)	372.7	27.1%
Planned Unit Development (PUD)	23.0	1.7%
Research & Development Industrial (RDI)	197.5	14.4%
General Commercial (GC)	79.0	5.8%
Visitor-serving Commercial (VC)	33.0	2.4%
Public Facility (PF)	102.2	7.4%
Open Space/Recreation (OSR)	173.0	12.6%
Agriculture (AG)	3.6	0.3%
Transportation Corridor (TC)	110.9	8.1%
TOTAL	1,373.6	100%

Land Use Designations

Low-Density Residential (LDR)

The LDR land use designation supports low-density, detached single-family residences in neighborhood settings. Accessory dwelling units associated with single-family residences are also supported, pursuant to State land local law.

Medium-Density Residential (MDR)

The MDR land use designation allows for a broad range of residential densities and housing types, including detached or attached (duplex) single-family and attached multi-family residences. Land uses typically include single-family homes, mobile homes, apartments, townhouses, and condominiums. Accessory dwelling units associated with single-family and multi-family residences are also supported, pursuant to State land local law.

Planned Unit Development (PUD)

The PUD land use category is intended for areas where careful analysis and creative planning are required before development due to the sensitive nature of the location. 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. Specific Plans are required for any development project on a site with PUD land use designations. The PUD designation ensures comprehensive planning by requiring that the entire parcel be planned and developed as a unit under the guidance of a specific plan to provide housing and commercial uses while managing and protecting sensitive resources. Density and/or intensity are determined through the specific plan process; the use of flexible and innovative design concepts is encouraged. Accessory dwelling units associated with single-family and multi-family residences are also supported, pursuant to State land local law.

Research & Development Industrial (RDI)

The RDI land use designation supports business offices, headquarters, R&D, technical/start-up flex spaces, and light industrial uses in well-designed buildings with attractively landscaped areas. These land uses typically create employment centers. To support economic vitality and the job/housing balance, the RDI designation also allows for residential-only uses or mixed residential/industrial uses depending on the underlying zone. The intent of the residential and/or mixed-use development in this category is to support industrial uses while encouraging the rehabilitation of important existing housing stock, producing affordable housing, developing live-work communities, and maintaining an appropriate balance between jobs and housing.

General Commercial (GC)

The GC land use designation is characterized by a combination of retail stores, office uses, service establishments, and wholesale businesses along transportation corridors, including Linden Avenue, Carpinteria Avenue, Casitas Pass Road, and western portions of Via Real. This land use designation includes a variety of commercial intensities and supports a variety of offices, retail businesses, specialty shops, offices, and entertainment uses. Residential-only uses or mixed-use development can also be permitted depending on the zoning district. Residential/mixed-use zoning would support the jobs/housing balance and encourage affordable housing development. The City encourages this area to be pedestrian-oriented.

Visitor-Serving Commercial (VC)

The VC land use designation is intended to provide for visitor-serving commercial uses, including hotels, motels, restaurants, recreational facilities, service stations, and other retail businesses. These uses serve visitors to the City, as well as residents.

Public Facility (PF)

The PF land use designation is intended for public service facilities, including police, fire, school, library, water, sewer, utility, and other municipal services. Other compatible land uses include community or senior centers, churches, or other public-serving uses.

Open Space/Recreation (OSR)

The OSR land use designation is for recreational areas (passive or active), including City parks, beaches, golf courses, and related uses. It also identifies public open space areas for long-term protection due to the presence of sensitive resources.

Agriculture (AG)

The AG land use designation identifies areas appropriate for long-term agricultural production.

Transportation Corridor (TC)

The TC land use designation identifies limited access to State highways and the UPRR rail corridor. The character of these transportation corridors includes landscaping and overpass design that reflects positively on the character of the community.

LAND USE BUILDOUT & DEVELOPMENT CAPACITY

Nearly all areas of the City are developed, and few properties remain vacant. Availability of land is limited and constraints limit opportunities for expansion and development within the urban/rural boundary. As a result, the City is approaching buildout capacity. Therefore, future development opportunities are primarily focused on the redevelopment of underutilized sites or the development of sites with increased densities to respond to regional needs for economic vitality and State mandates to increase local housing supply. The Land Use Element creates opportunities for new development and major redevelopment with appropriate land use designations and policies, particularly with the PUD land use designation. For example, the designation of the former oil and gas facility on the Carpinteria Bluffs from Coastal Dependent Industry to PUD creates redevelopment opportunities in balance with resource protection policies (see also, **Open Space and Conservation Element**). The CLUP/GP also encourages residential and mixed-use development within underdeveloped commercial and industrial properties in the Downtown and Old Town District and the R&D areas in the northeastern areas of the City, as well as the Carpinteria Bluffs. Further, under State law, potential ADUs may also generate small affordable housing developments within existing neighborhoods and districts in the City.

Definitions

Land Use Buildout: an estimate of the total amount of development that may be built under the CLUP/GP, considering applicable land use policies and regulations (e.g., zoning) and constraints (e.g., environmental resources, public service capacity to serve)

Legal Nonconforming Structure: a structure that was established according to the applicable zoning and building laws of the time, but does not meet current regulations. The structure is permitted to remain so long as the existing use continues in a manner consistent with the regulations for nonconforming uses.

A land use buildout analysis represents an estimate of the total amount of development that may be built under the CLUP/GP, considering applicable land use policies and regulations (e.g., zoning) and constraints (e.g., environmental resources, public service capacity to serve). The City's planned land use buildout and development capacity is a function of land suitable for development, available services such as sewer, water, and schools, and application of the resource protection policies and provisions of the LCP. The Land Use Element sets forth the future growth and physical development of the City per the Land Use Map (Figure LU-2) while ensuring the provision of adequate infrastructure and services to existing communities. Based on the land use plan and map (Figure LU-2), the Land Use Element can project the maximum potential development, or theoretical capacity, as permitted under current or proposed planning or zoning designations. Table LU-4 estimates the maximum potential residential buildout in dwelling units (du) based on maximum densities established for each land use designation. Table LU-5 estimates the maximum potential nonresidential buildout in square footage (sf) based on maximum intensities established

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for each land use designation. This buildout capacity analysis informs the estimate of net potential development and growth that could occur under this Land Use Element and is subject to the goals and policies of the CLUP/GP.

Table LU-4. Buildout Potential – Residential Units

Land Uses	Existing Units ¹	Maximum Dwelling Unit Buildout ²	Net Potential Dwelling Unit Development
LDR	1,501	1,511	10 units
MDR	3,606	3,945	339 units
PUD	0	1,233	1,233 units
GC	387	977	590 units
RDI	73	1,278	1,205 units
VC	62 ³	0	0 units
PF, OSR, AG, TC	0	0	0 units
Subtotal	5,630	8,945	3,378 units
ADUs ⁴	N/A	703	703 units
Total	5,630	9,647	4,080 units

¹ Existing units counted based on 2020 Assessor’s Parcel data plus site reconnaissance in April 2020, and includes both conforming and nonconforming units.

² Based on the maximum allowed dwelling unit densities associated with land use designations and acreage.

³ Residential units in VC exist within Residential Overlay areas or are nonconforming uses.

⁴ Assumes an ADU development rate of 5 percent of total ADU capacity every 5 years over 20 years.

Table LU-5. Buildout Potential – Commercial Square Footage

Land Uses	Existing Square Footage ¹	Maximum Square Footage Buildout ²	Net Potential Square Footage Development
LDR	45,643	0	0
MDR	49,007	0	0
PUD	0	0	0
GC	850,652	998,050	147,398
RDI	1,880,842	2,079,961	199,119
PF	665,042	668,566	3,524
OSR	25,083	24,833	0
AG	4,000	0	0
VC	582,087	291,050	0
GI	202,259	0	0
CDI	71,414	0	0
TC	0	0	0
TOTAL	4,376,029	4,062,461	350,042

¹ Existing non-residential square footage estimated based on 2020 Assessor’s Parcel data plus site reconnaissance in April 2020.

² Based on the maximum allowed FAR intensity associated with land use designations and acreage.

Goal

Preserve a small beach town community that supports a high quality of life for residents and visitors, while providing economic opportunity and protecting coastal resources.

OBJECTIVES AND POLICIES

Objective LU-1: Establish the basis for orderly, well-planned development while protecting coastal resources and providing recreation and coastal access opportunities for the public.

Policies:

LU-1a. The policies of the Coastal Act (PRC, §30210 – §30263) are hereby incorporated by reference, and shall be effective as if included in full herein, as the guiding policies of the CLUP/GP.

LU-1b. The City shall continue to give priority to Coastal Act priority land uses, including Open Space/Recreation, Visitor-Serving Commercial, and Agriculture, over Residential, General Industrial, or General Commercial uses for new or proposed actions.

LU-1c. The policies of the LCP shall take precedence over any other City policy or provision that is not part of the certified LCP.

LU-1d. Where policies in the CLUP/GP overlap, the policy that is most protective of coastal resources (e.g., Environmentally Sensitive Habitat Area [ESHA], water quality, air quality, coastal viewshed, etc.) shall take precedence.

LU-1e. If the application of the policies, standards, or provisions contained in the LCP regarding the use of property would likely deny all reasonable economic use of a legal lot or, or otherwise constitute an unconstitutional taking of private property without just compensation pursuant to applicable law, then the applicant for new development or major redevelopment shall apply for an economically viability determination in conjunction with their coastal development permit application and shall be subject to the following provisions:

1. The application for an economic viability determination shall include the entirety of all parcels that are geographically contiguous and held by the applicant in common ownership at the time of the application. Before any application for a coastal development permit and economic viability determination is accepted for processing, the applicant shall provide the following information unless the City determine that one or more of the particular categories of information is not relevant to its analysis:

Commented [TL1]: Per suggested edits from Coastal Commission staff and GPUC agreement, added this new policy addressing taking of private property with respect to new or major redevelopment added based the City's Creeks Program Implementation Measure 2.1.6.

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- a. The date the applicant purchased or otherwise acquired the property, and from whom.
- b. The purchase price paid by the applicant for the property.
- c. The fair market value of the property at the time the applicant acquired it, describing the basis upon which the fair market value is derived, including any appraisals done at the time.
- d. The general plan, zoning or similar land use designations applicable to the property at the time the applicant acquired it, as well as any changes to the designations that occurred after acquisition.
- e. Any development restrictions or other restrictions on use, other than government regulatory restrictions described in subsection d above, that applied to the property at the time the applicant acquired it or which have been imposed after acquisition.
- f. Any change in the size of the property since the time the applicant acquired it, including a discussion of the nature of the change, the circumstances and the relevant dates.
- g. A discussion of whether the applicant has sold or leased a portion of, or interest in, the property since the time of purchase, including the relevant dates, sales prices, rents, and nature of the portion or interests in the property that were sold or leased.
- h. Any title reports, litigation guarantees or similar documents in connection with all or a portion of the property of which the applicant is aware.
- i. Any offers to buy all or a portion of the property that the applicant solicited or received, including the approximate date of the offer and offered price.
- j. The applicant's costs associated with the ownership of the property, annualized for each of the last five (5) calendar years, including property taxes, property assessments, debt service costs (such as mortgage and interest costs), and operation and management costs.
- k. Apart from any rents received from the leasing of all or a portion of the property, any income generated by the use of all or a portion of the property over the last five (5) calendar years. If there is any such income to report, it should be listed on an annualized basis along with a description of the uses that generated or has generated such income.
- l. Any additional information that the City requires to make the determination.

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2. A coastal development permit that allows a deviation from a policy or standard of the LCP to provide a reasonable use may be approved or conditionally approved only if the appropriate governing body, either the Planning Commission or City Council, makes the following supplemental findings in addition to the findings required by the Zoning Code for a Coastal Development Permit:
 - a. Based on the economic information provided by the applicant, as well as any other relevant evidence, each use allowed in the LCP Policies and/or standards would not provide an economically viable use of the applicant's property.
 - b. Application of the LCP Policies and/or standards would interfere with the applicant's investment-backed expectations.
 - c. The use proposed by the applicant is consistent with the applicable zoning.
 - d. The use and project design, siting and size are the minimum necessary to provide the applicant with an economically viable use of the premises.
 - e. The project is the least environmentally damaging alternative and is consistent with all the provisions of the certified LCP other than the provisions for which the exception is requested.
 - f. The development will not be a public nuisance. If it would be a public nuisance, the development shall be denied.

LU-1f. The City shall protect coastal areas suited for ocean and water-oriented recreational use and facilities and support opportunities for low-intensity, ocean-dependent recreational uses and encourage recreational boating use. Upland areas necessary to support coastal recreational uses should be reserved for such uses, where feasible.

LU-1g. Coastal recreation, recreation, and visitor-serving uses and opportunities, especially lower-cost recreation opportunities, shall be protected, encouraged, and where feasible, provided by both public and/or private means. The removal, conversion, or displacement of existing lower-cost opportunities shall be prohibited unless the use will be replaced with another lower-cost facility or use, offering comparable visitor-serving or recreational opportunities. Developments providing public recreation opportunities are preferred.

LU-1h. Oceanfront parcels suitable for recreational use shall be protected for recreational use.

LU-1i. Development and redevelopment within the Carpinteria Bluffs shall incorporate public access, coastal recreation, and open space/habitat restoration uses and shall at minimum provide for vertical and lateral public access to and along the Coastal Trail.

LU-1j. The publicly owned portions of the Carpinteria Bluffs shall be maintained as public open space in perpetuity.

Commented [TL2]: Language addressing reservation of upland areas to support coastal recreational uses added per suggestion from Coastal Commission staff.

LU-1k. Adjacent land uses and Coastal Act priority land uses shall be used as the guide for determining the compatibility of any proposed development, with consideration of community-identified needs and intensity of surrounding land uses.

LU-1l. The type, location, and allowable intensity of land uses planned adjacent to any parcel designated for Open Space/Recreation or Agriculture land uses shall be compatible with the continuance of these uses.

LU-1m. The Sphere of Influence shall establish and support the urban/rural boundary, which guides the basis for annexation of identified properties that are either:

- a) Developed in urban use; or,
- b) Meet the requirements for conversion from agricultural to urban use under the Coastal Act.

LU-1n. The City should improve open space connections between open space areas, natural habitats, parks, and recreation areas to provide for and enhance equitable access.

LU-1o. New development shall be sited and designed to avoid impacts to existing public access and recreation to the maximum extent feasible. If there is no feasible alternative that can eliminate or avoid impacts to access and recreation, then the alternative that would result in the fewest or least significant impacts shall be required. Mitigation shall not be used as a substitute for the selection of the alternative with the fewest or least significant impacts. Mitigation for impacts may include, but is not limited to, the purchase of easements, protection of lateral beach access, recreation preserve contracts, and mandatory dedication. Mitigation measures required for impacts to public access and recreational opportunities shall be implemented before or concurrent with the construction of the approved development.

LU-1p. Land divisions shall only be permitted if substantial evidence is provided that demonstrates the following:

- a) No new or reconfigured lot created by the land division will result in new adverse impacts to ESHA or reduced ESHA buffers, including adverse impacts that could occur due to “reasonable economic use” of the property or wildfire fuel modification/management activities;
- b) When the land division is limited to a lot line adjustment between existing, legal lots, it may be permitted only when the adjustment is designed so the reconfigured lots would result in the same or reduced impacts to ESHA when compared to the original lot configurations; and,
- c) In all cases, new or reconfigured lot(s) shall accommodate development (e.g., building site, access roads, service infrastructure) in a manner that conforms with LCP policies and standards, except when the lot will be dedicated to open space preservation.

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LU-1q. For all developments between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all dry sandy beaches seaward of the base of the bluff shall be dedicated to the City. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the City. At a minimum, the dedicated easement shall be adequate to allow for lateral access during high tide periods.

LU-1r. For new developments between Sandyland Road and City Beach, the City shall determine the extent to which the land proposed for development has historically been used by the public for informal parking and beach access and shall require adequate provision for the continuation of such use.

LU-1s. Development shall not interfere with or diminish public coastal access where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. This policy shall be interpreted to allow flexibility in accommodating both new development and the continuation of historic public parking and access.

LU-1t. Public accessways, paths, and trails to and along the shoreline and public parklands are permitted uses in all land use and zoning designations and shall be protected from conflicting development or uses that would adversely impact or preclude future development and use as an operational segment unless an equivalent alignment, design, and use is established.

Implementation Actions:

1. *Maintain and amend as necessary a Sphere of Influence that serves to establish the basis for the annexation of lands contiguous to City limits (Figure LU-1).*

Timing: Ongoing.

2. *Ensure that the development of the former oil and gas facilities at the Carpinteria Bluffs includes a public park within portions of the property designated OSR for light-intensity day use, including appropriate recreational facilities. The public park shall be located on the shoreline and bluff and provide vertical access from Carpinteria Avenue to the bluffs trail. The Carpinteria Pier and associated facilities (e.g., coastal parking, driveway, utilities, etc.) shall become public facilities provided by the City or other agency to support public access to ocean-dependent recreation and coastal visitor-serving uses.*

Timing: Ongoing.

Objective LU-2: Facilitate land use patterns that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles on the community, and encourage non-vehicular modes of transportation.

Policies:

LU-2a. New development and major redevelopment shall minimize energy consumption and vehicle miles traveled through support of transit and non-vehicular modes of transportation (e.g., walking and cycling), and through measures such as complete streets, increased pedestrian/bicycle connectivity, multi-use paths, and pedestrian trails.

LU-2b. Neighborhood-serving commercial uses that reduce vehicle trips shall be encouraged outside of established commercial centers, if compatible with nearby land uses and the character of the neighborhood.

LU-2c. The City shall allow for residential and commercial mixed-use development within the Downtown, and neighborhood-serving commercial and medium-density residential uses within residential neighborhoods, consistent with zoning regulations, as a means to concentrate development within the urban core, particularly where redevelopment is proposed.

LU-2d. As part of a coastal development permit for new construction and tenant improvements, applicants should include facilities that encourage active modes of transportation, such as bicycle parking, bicycle share programs, lockers, and showers.

GP LU-2e. New development projects shall include safe and direct pedestrian and bicycle connections to adjacent areas and the larger bicycle and pedestrian network.

Commented [TL3]: Policy moved from Healthy Communities Element (previously HC-4f) here per recommendation from Coastal Commission staff.

Objective LU-3: Ensure that the City’s land use decisions maximize resiliency from coastal hazards, including future hazards related to sea level rise.

Policy:

LU-3a. The City shall prioritize the community’s coastal resiliency for all CLUP/GP amendment requests involving land use designation and/or density changes and continue to incorporate updated measures to minimize coastal hazards and risks of potential sea level rise into land use planning decisions, based on the best available science.¹

LU-3b. The City should reduce the density or intensity of development on a particular parcel if conditions such as topography, geologic, or flood hazards, habitat areas, or steep slopes make existing or proposed development a threat to public health and/or safety.

Commented [TL4]: New policy added per Coastal Commission’s recommendation.

Objective LU-4: Actively participate in land use decisions in the unincorporated Carpinteria Valley to be supportive of the Coastal Act and City objectives, including the preservation of agriculture as a unique coastal resource.

¹ Please refer to additional objectives, policies, and implementation actions regarding coastal hazards and sea level rise in the Coastal Resiliency Element.

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Policies:

LU-4a. The City shall continue to coordinate with the County of Santa Barbara on matters involving land use planning, capital improvements, and other public services, and both public and private development proposals within the Carpinteria Planning Area.

GP LU-4b. The City shall continue to encourage the County to adhere to the County's Greenhouse Program within the unincorporated Carpinteria Valley.

LU-4c. Development of available lands not suitable for or used for agriculture shall be prioritized before the conversion of agricultural lands.

LU-4d. The City shall support the preservation of agricultural lands around the periphery of urban areas. Conversion of agricultural land should only be considered when the viability of agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

LU-4e. New development involving the conversion of agricultural land that is surrounded by urban uses shall be permitted only where the conversion of lands would be consistent with Public Resources Code, §30250.

LU-4f. New development shall require a buffer from agricultural lands to adequately protect agricultural viability and to minimize conflicts between agricultural and urban land uses. Siting and design alternatives shall be considered to maximize the width of the agricultural buffer area to the maximum extent feasible to effectively minimize conflicts and avoid future conversion of existing agricultural land uses. The agricultural buffer shall consist of a physical setback and shall incorporate design features, such as vegetative and other physical barriers, and shall be permanently protected (i.e. by deed restriction, easement, fee dedication, or other agreement).

LU-4g. The City shall ensure that public service and facility expansions and nonagricultural development do not impair agricultural viability in the Carpinteria Planning Area, including through increased assessment costs or degraded air and water quality.

Objective LU-5: Provide a diversified and resilient local economy for the local population, visitors, workers, and businesses that reflect the unique attributes of the region and are consistent with the Coastal Act.

Policies:

LU-5a. The City shall allow for a range of commercial and visitor-serving uses within the Downtown that bring vitality, revenue, and employment to Carpinteria and that are complimentary to the community and compatible with its small beach town character.

LU-5b. The City shall prohibit the removal or conversion of existing visitor-serving development unless it would be replaced by comparable visitor-serving opportunities.

LU-5c. The City shall ensure that lower-cost visitor-serving overnight accommodations are protected, encouraged, and where feasible, provided.

LU-5d. New development in the Northeast subarea should consider additional job-housing balance opportunities given the neighborhood’s unique mixture of workplaces and housing.

Implementation Actions:

GP

3. *Review and update the Zoning Ordinance as needed to ensure applicable zoning districts provide consistent implementation of land use categories.*

Timing: Ongoing.

4. *Establish and adopt an Overlay Zoning District within the Downtown and Old Town District, that would maintain light industrial uses.*

Timing: Within 2 years of CLUP/GP adoption.

5. *Establish and adopt an Overlay Zoning District within the Research and Development Industrial designations that would allow for expanded industrial uses and maintain research and development uses.*

Timing: Within 2 years of CLUP/GP adoption.

Objective LU-6: Provide opportunities for diverse housing types and locations to reflect the needs of residents and create incentives to expand the supply of affordable housing.

Policies:

GP

LU-6a. The City shall create flexible land use and zoning standards to respond to changing needs relative to the jobs/housing balance locally and in the region.

GP

LU-6b. Residential development proposed on parcels designated for commercial or industrial use shall have a density that does not exceed the highest residential density permitted in the City’s Zoning Ordinance. These density limits shall not apply to qualifying residential development density bonus projects.

*Please refer to additional objectives, policies, and implementation actions regarding housing in the Housing Element.

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