

CITY of CARPINTERIA, CALIFORNIA



May 22, 2026

Nick Patterson
City Ventures/Carpinteria 1 Inv, LLC
3121 Michelson Drive, Suite 150
Irvine, CA 92612

Via email to npatterson@cityventures.com

RE: Consistency Review
Via Real Townhomes Project; Project #25-2352-DP/TTM/CDP/ARB
6380 Via Real; APN 001-190-097

Dear Mr. Patterson:

The purpose of this letter is to provide the findings of the City's review of the project application for consistency with applicable standards pursuant to Government Code section 65589.5. On May 8, 2026, the City deemed the formal Permit Application complete and began evaluating the project for consistency with applicable standards that were effective at the time of the SB330 preliminary application submission on February 24, 2025.

Our review is based on the following project description:

Request for approval of a Development Plan, Vesting Tentative Tract Map, and Coastal Development Permit to construct a 96-unit condominium development on an 8.46-acre parcel. The project would provide a total of 12 deed-restricted affordable units, with two units designated for above-moderate-income households and 10 units designated for moderate-income households. The remaining 84 units would be available at market rate. In total, the project would create approximately 224,561 square feet of new residential floor area and would result in an overall density of 11.35 dwelling units per acre.

The development would include 17 residential structures, with each containing a range of three to eight units. Ten of the buildings would be two-stories with a height of 29- to a maximum of 32-feet, and the remaining seven buildings would be three-stories with a maximum height of 38-feet. The floor plans would include a mix of two-bedroom units, three-bedroom units, and three-bedroom units with an option for a fourth bedroom. Each unit would have two parking spaces contained within a garage, for a total of 194 garage spaces. Additionally, approximately 36 uncovered guest parking spaces would be provided throughout the development.

Access to the project would be provided by a new 26-foot-wide private road from Via Real, with secondary access from Lomita Lane for emergencies only. The project would include widening and repaving Lomita Lane to a width of 26-feet to meet Fire access requirements. Vehicular circulation within the development would be provided by additional 26-foot-wide private connector alleys. Pedestrian circulation would be provided by a network of sidewalks and trails.

The remainder of the parcel would be developed with common amenities and landscaping. Amenities for the development include: a pool house with a swimming pool, spa, cabañas, and seating areas; a playground; a barbeque area with a shade structure and picnic tables; outdoor seating areas; and a dog park. The remainder of the site would be landscaped. The existing detention basin at the north end of the site would be expanded to accommodate storm water from the new development and restored with native vegetation. The existing 50-foot restoration easement along Lagunitas Creek would remain.

The project would require approximately 6,121 cubic yards of cut and 10,203 cubic yards of fill, resulting in the import of approximately 4,082 cubic yards of soil to the site. Water service would be provided by the Carpinteria Valley Water District and sanitary sewer service would be provided by the Carpinteria Sanitary District. Utilities would be provided by Cox Communications, Frontier Communications, Southern California Gas, and Southern California Edison. The Vesting Tentative Tract Map would subdivide the property into 97 parcels for condominium purposes (96 condominium units and one common area lot).

Consistency Review

The project has been reviewed for consistency with applicable standards that were adopted and in effect at the time the SB330 preliminary application was submitted on February 24, 2025. The consistency analysis incorporates the applicant's requested concessions and waivers pursuant to the provisions of State Density Bonus Law (SDBL) under Gov. Code §§ 65915-65918. The project has been found inconsistent for the reasons detailed in the attachments to this letter.

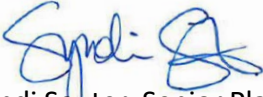
This consistency review was performed based on the application materials submitted to date with the understanding that the City and Applicant are currently engaged in an iterative review process. As the project application materials are revised and new information is provided, these changes and/or clarifications may result in updates to the City's consistency review determinations. The City may revise the conclusions in these determinations based on subsequent plan revisions, further analysis, receipt of additional information, completion of environmental review of the proposed project, and/or evidence presented at public hearings.

Similarly, this consistency review is intended to serve as a guide for refining the Project in alignment with the City's standards. However, not all identified inconsistencies may provide a basis for denial or for conditioning the project in a way that would reduce its density, and the City will continue to evaluate the Project in compliance with all applicable State laws, including, but not limited to, the Housing Accountability Act (Gov. Code § 65589.5), Density Bonus Law (Gov. Code §§ 65915-65918), and the California Coastal Act (Pub. Res. Code § 30000 et seq.).

To facilitate further review of the project application materials, please revise, supplement, or clarify the project application to respond to the identified inconsistencies and clearly identify how each of the inconsistencies will be addressed. This analysis will streamline subsequent review of the project application for consistency with applicable standards.

If you have any questions regarding this letter, please call me at (805) 755-4405 or email me at syndis@carpinteriaca.gov.

Sincerely,



Syndi Souter, Senior Planner
Community Development Department

Attachments:

Community Development Department Consistency Review

- General Plan/Coastal Land Use Plan Objectives & Policies
- Carpinteria Creeks Preservation Program
- Carpinteria Municipal Code Chapter 14-Zoning and Chapter 16-Subdivisions Standards

Cc: Kari Lambert, Pacifica Capital Real Estate, 3550 Lakeline Blvd., Leander, TX 78641
Project File, #25-2352-DP/TTM/CDP/ARB

**Via Real Townhomes Project
#25-2352-DP/TTM/CDP/ARB**

Consistency with Applicable General Plan/Coastal Land Use Plan Objectives & Polices

Where architectural, landscape, or technical plans have been submitted but not yet reviewed by the Architectural Review Board or City consultants, consistency determinations are identified as inconsistent pending completion of discretionary design review, technical analysis, or otherwise demonstration by the Applicant of consistency. As detailed in the Project Description, the project requests several concessions pursuant to State Density Bonus Law (SDBL). Accordingly, the consistency analysis incorporates these concessions in evaluating the project’s consistency with applicable standards in compliance with Government Code Section 65589.5(j)(3).

Code Citation	Policy Language	Consistency Analysis
LAND USE ELEMENT		
Objective LU-1:	<i>Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.</i>	The project is <u>consistent</u> with this objective. The proposed use is residential, which is allowed with mixed-use development by the designation and zone. The design would also be consistent with landscaping and open space standards. The project would be located in an appropriate area for residential development and be an appropriate intensity for the area with a density of 11.35 dwelling units per acre, which is within the City’s medium density range.
Objective LU-2:	<i>Protect the natural environment within and surrounding Carpinteria.</i>	The project is <u>consistent</u> with this objective. The project is an “in-fill” development in a location surrounded by residential and industrial uses and the existing creek buffer would be maintained.
Objective LU-3:	<i>Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City’s edge.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
Policy LU-3h:	<i>Develop land uses that encourage the thoughtful layout of transportation</i>	The project is <u>consistent</u> with this policy. A transit stop is located at the

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	<i>networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.</i>	site to encourage use of alternative transportation.
Policy LU-3i:	<i>Ensure the provision of adequate services and resources, including parking, public transit and recreational facilities, to serve proposed development.</i>	The project is <u>consistent</u> with this policy. Two garage spaces per unit are proposed, with 36 additional guest parking spaces, plus an existing transit stop and bike lanes on Via Real.
Objective LU-6:	<i>Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.</i>	The project is <u>consistent</u> with this objective. The proposal would create 96 new condominium residential units, of which 12% would be deed-restricted affordable units.
Policy LU-6a:	<i>The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.</i>	The project is <u>consistent</u> with this policy. The proposed use is residential, which is allowed with mixed-use development by the designation and zone. Further, the project relies on SDBL to waive the requirement for a mixed-use component for the project.

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<p>Policy LU-6b:</p>	<p><i>The City may consider and permit residential use on a parcel or parcels not designated for such use under certain circumstances. Such residential use may be considered on a parcel or parcels designated for commercial or industrial use if the City has found that either the allowance would encourage rehabilitation of important existing housing stock or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that residential use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Residential use shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site. A residential overlay zone district shall be maintained by the city with the purpose of permitting residential development on a parcel or parcels otherwise designated on the official land use and zoning maps of the city for commercial or industrial use. Implementation of the Residential Overlay zone district shall be permissive in nature and shall not be construed to restrict use already allowed in the base zone district. Further, the city shall retain the authority for determining where implementation of the residential overlay zone is appropriate. To encourage retention of local businesses where parcels are already developed for commercial or industrial use, application of the Residential Overlay shall be considered only after mixed use development, as allowed through policy LU-6a above, has been determined by the City to not be appropriate.</i></p>	<p>The project is <u>consistent</u> with this policy. See Policy LU-6a comments above.</p>

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<p>Implementation Policy 2:</p>	<p><i>When residential development is proposed on parcels designated for commercial or industrial use, the residential density shall not exceed the highest residential density permitted in the city's land use categories; i.e., 20 units/acre including any bonus density allowances. The City shall determine the appropriate residential density for a commercial/industrial-designated parcel proposed for residential use on all or a portion of the parcel and shall consider, but not be limited to, the following factors:</i></p> <ul style="list-style-type: none"> <i>a. Availability and cost of providing local services and infrastructure; e.g., sewer, water, and schools, and transportation and parking availability.</i> <i>b. Unique site characteristics such as size, shape, topography, and easements</i> <i>c. The existence on site or adjacent to the site of Environmentally Sensitive Habitat area.</i> <i>d. The need for protection or enhancement of other coastal resources; e.g., viewsheds, coastal access, recreation, visitor-serving commercial and other coastal dependent or coastal related uses.</i> <p><i>When mixed-use development is proposed in a common building, determination of the allowable density shall include, in addition to the criteria above, consideration of the intensity of the commercial/industrial use including characteristics such as parking demand,</i></p>	<p>The project is <u>consistent</u> with this policy. The project proposes a density of 11.35 dwelling units per acre, which is within the City's medium density range.</p>

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	<p><i>vehicle trip generation, noise and vibration, that could affect compatibility of the residential use with the commercial/industrial component.</i></p> <p><i>In all cases, commercial or industrial use shall be the primary use of a site designated for mixed-use development. A commercial or industrial use of a developed site shall be found by the City to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage.</i></p>	
COMMUNITY DESIGN ELEMENT		
<i>Citywide Community Design Objectives</i>		
Objective CD-1:	<i>The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
Objective CD-2:	<i>Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
Objective CD-3:	<i>The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide a Visual Resources analysis (and view-corridor design response) to demonstrate protection of public views of the mountains.
<i>Neighborhood Interiors</i>		
Objective CD-5:	<i>The streets of neighborhood interiors should be designed to be the “living rooms” of the neighborhood, where</i>	The project is <u>potentially inconsistent</u> with this objective subject to review

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	<i>children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.</i>	and approval by the City's Architectural Review Board.
Policy CD-5a:	<i>Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-5b:	<i>Garages should not dominate views from any public street.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-5c:	<i>Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-5d:	<i>Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
<i>Commercial, Office, Industrial & Mixed Use Areas</i>		
Objective CD-7:	<i>Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia Professional office area, the Casitas Village, Shepard's place Shopping Center, and the Cindy Lane-Mark Avenue industrial park districts.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-7c:	<i>Loading and trash facilities should be located where they are screened from view. The use of alley and service roads is encouraged for these facilities.</i>	The project is <u>consistent</u> with this policy. Each unit would have trash/recycling receptacles that would be placed in the alleys on collection days.

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<i>Corridors</i>		
Objective CD-8:	<i>To encourage and facilitate pedestrian and bicycle pathways.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide additional plans or information demonstrating how the project encourages pedestrian and bicycle pathways.
Policy CD-8a:	<i>All streets should be designed with safe and pleasant pedestrian ways at their edge. Pedestrian ways shall be spatially separated from vehicular traffic by elements such as trees, other plantings, streetlights, and/or parked cars.</i>	The project is <u>inconsistent</u> with this policy. Although the proposal includes sidewalks, the majority of the sidewalks are located immediately adjacent to the street and/or guest parking areas without a buffer.
<i>Frontage Design</i>		
Objective CD-10:	<i>Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas which maintain and enhance the quality of Carpinteria's streetscape.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board. Please also provide a Visual Resources analysis demonstrating how the project would avoid or mitigate potential aesthetic impacts to the mountain views.
Policy CD-10a:	<i>Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space of the street and reinforce small town character.</i>	The project is <u>consistent</u> with this policy. The structures are set back from the street in a uniform manner.
Policy CD-10b:	<i>Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.

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	<i>walls are used they should be attractive and well landscaped.</i>	
<u>Public Spaces</u>		
Objective CD-11:	<i>Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.</i>	The project is <u>consistent</u> with this objective. The proposal includes a swimming pool, play areas, BBQ areas, and other outdoor amenities.
Policy CD-11a:	<i>Open space, in the form of parks and greens should be an integral part of each neighborhood plan, not configured as residual space unusable by the residents.</i>	The project is <u>consistent</u> with this policy. The proposal includes a swimming pool, play areas, BBQ areas, and other outdoor amenities.
Policy CD-11b:	<i>Public spaces should be located and designed to encourage their use during the day and in the evening. The time and type of use for each space should be planned to be compatible with adjacent land uses, and with any existing flora and fauna that are to be preserved.</i>	The project is <u>consistent</u> with this policy. The proposal includes a swimming pool, play areas, BBQ areas, and other outdoor amenities.
Policy CD-11c:	<i>All public spaces and facilities should reflect quality design.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-11d:	<i>Small neighborhood parks and greens (or micro-parks) suitable for unstructured play and relaxation should be provided in each neighborhood. Larger parks should be sited on larger streets along neighborhood edges.</i>	The project is <u>consistent</u> with this policy. The project includes active and passive recreational areas for enjoyment by the residents.
Policy CD-11e:	<i>Large parks and greenways should be designed to incorporate existing natural terrain and habitats. Smaller parks should incorporate specimen trees or other natural features to enhance the quality and utility of the park.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-11f:	<i>Landscape design guidelines should emphasize the use of native drought</i>	The project is <u>potentially inconsistent</u> with this objective subject to review

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	<i>tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.</i>	and approval by the City's Architectural Review Board.
Objective CD-12:	<i>Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-12a:	<i>Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
CD-12-Implementation Policy 1:	<i>Use of native, locally adapted species shall be encouraged and shall be required within and adjacent to ESHA.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Objective CD-13:	<i>Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-13a:	<i>Lighting for development adjacent to an ESHA shall be designed to further minimize potential impacts to habitat.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
Policy CD-13b:	<i>Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
CD-13-Implementation Policy 4:	<i>Lighting along roads and in developed areas within or adjacent to ESHA shall not exceed 0.01 foot-candles five feet inside of any City-identified ESHA area.</i>	The project is <u>consistent</u> with this policy. A photometric plan has been provided by the applicant.

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CD-13- Implementation Policy 5:	<i>Spotlights or floodlights in or adjacent to ESHA shall not be permitted.</i>	The project is <u>consistent</u> with this policy. A lighting plan has been provided by the applicant.
Objective CD-14:	<i>Protect and preserve natural resources by reducing energy consumption.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide an energy strategy (beyond code compliance) demonstrating building/site design measures that exceed minimum requirements.
Policy CD-14a:	<i>To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide an energy strategy (beyond code compliance) demonstrating building/site design measures that exceed minimum requirements.
CD-14- Implementation Policy 7:	<i>Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide an energy strategy (beyond code compliance) demonstrating building/site design measures that exceed minimum requirements.
CD-14- Implementation Policy 8:	<i>Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
CD-14- Implementation Policy 9:	<i>Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat.</i>	The project is <u>consistent</u> with this policy. A photometric plan has been provided by the applicant.
CD-14- Implementation Policy 10:	<i>Design of parking facilities shall take into consideration in addition to intended use, the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City's Architectural Review Board.
<u>Community Design Subareas</u>		

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<i>Subarea 4. The Northeast</i>		
Objective CDS4-1:	<i>Strengthen the visual and physical connections between the subarea, the downtown and other neighborhoods and districts in the city.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
Objective CDS4-2:	<i>To take advantage of the subarea’s unique mixture of workplaces and affordable housing to develop a vital living and working center for the city.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
Objective CDS4-3:	<i>Enhance existing residential neighborhoods and ensure that new development improves the neighborhood scale and character.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
Policy CDS4-a:	<i>Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city’s “small beach town” image.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
Policy CDS4-c:	<i>Enhance the pedestrian character of the subarea’s streets, parks and lanes.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.
CIRCULATION ELEMENT		
Objective C-8:	<i>Support and develop safe, direct and well-maintained bicycle and pedestrian systems and recreational boating facilities that serve all segments of the public.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide additional plans or information demonstrating how the project encourages pedestrian and bicycle pathways.
Policy C-8l:	<i>As a requirement of new development, significant attention must be paid to bicycle-friendly infrastructure and the maintenance of nearby old infrastructure.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide additional plans or information demonstrating how the project provides bicycle-friendly infrastructure.
Objective C-9:	<i>Promote the use of public transit systems that provide mobility to all city residents,</i>	The project is <u>consistent</u> with this objective. A transit stop is located at the

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	<i>and reduce automobile congestion within the capabilities of the community.</i>	site to encourage use of alternative transportation.
Policy C-9n:	<i>Require new development plans to include significant attention to alternative modes of transportation.</i>	The project is <u>consistent</u> with this policy. A transit stop is located at the site to encourage use of alternative transportation.
Policy C-9o:	<i>Require well-designed walkways as a condition to new development approval.</i>	The project is inconsistent with this policy. The proposed sidewalks are not buffered from the street and/or parking areas.
OPEN SPACE, RECREATION & CONSERVATION ELEMENT		
<u>Environmentally Sensitive Habitat Areas</u>		
Objective OSC-1:	<i>Protect, preserve and enhance local natural resources and habitats.</i>	The project is inconsistent with this objective. The proposal intends to protect and preserve the ESHA along Lagunitas Creek, but it does not include any additional restoration plantings to enhance the ESHA.
Policy OSC-1a:	<i>Protect Environmentally Sensitive Habitat Area(s) (ESHA) from development and maintain them as natural open space or passive recreational areas.</i>	The project is <u>consistent</u> with this policy. The proposal does not expand into the existing 50-foot ESHA along Lagunitas Creek.
Policy OSC-1b:	<i>Prohibit activities, including development, that could damage or destroy ESHA.</i>	The project is potentially inconsistent with this policy subject to environmental review to evaluate potential impacts to ESHA.
Policy OSC-1d:	<i>Property including ESHA should be designated with a zoning category that allows for the protection of, and access to, the resource area, such as Open Space/Recreation or Public Facility zoning. Any development on property including ESHA should be designed and conducted to protect the resources. Within environmentally sensitive habitat only uses dependent upon those resources</i>	The project is <u>consistent</u> with this policy. The proposal does not expand into the existing 50-foot ESHA along Lagunitas Creek.

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	<i>shall be allowed and the resources shall be protected against any disruption.</i>	
OSC-1-Implementation Policy 9:	<i>Prior to issuance of a development permit, all projects shall be found to be in compliance with all applicable habitat protection policies of the General Plan/Local Coastal Plan and implementing policies and regulations of the Coastal Access and Recreation Program, Carpinteria Bluffs Access Recreation Master Open Space Program, and any other implementing plan for these policies that has been certified as an amendment to the City's LCP.</i>	The project is inconsistent with this policy. Compliance with applicable habitat protection policies, including the Creeks Preservation Program, incorporation of native landscaping, stormwater management, and implementing plans have not yet been demonstrated.
<u><i>Creekways & Riparian Habitats</i></u>		
Objective OSC-6:	<i>Preserve the natural environmental qualities of creekways and protect riparian habitat.</i>	The project is <u>consistent</u> with this objective. The proposal does not expand into the existing 50-foot ESHA along Lagunitas Creek.
Policy OSC-6a:	<i>Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.</i>	The project is inconsistent with this policy. The proposal intends to protect and preserve the ESHA along Lagunitas Creek, but it does not include any additional restoration plantings to enhance the ESHA.
Policy OSC-6e:	<i>Natural drainage patterns and runoff rates and volumes shall be preserved to the greatest degree feasible by minimizing changes to natural topography, and minimizing the areas of impervious surfaces created by new development.</i>	The project is potentially inconsistent with this policy. Please provide final grading and drainage design demonstrating preservation of natural drainage patterns and minimization of impervious surface impacts that demonstrate compliance with this policy.
Policy OSC-6f:	<i>All development shall be evaluated for potential adverse impacts to water quality and shall consider Site Design, Source Control and Treatment Control BMPs in order to minimize polluted</i>	The project is potentially inconsistent with this policy. Please provide stormwater management design and Best Management Practices that

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	<p><i>runoff and water quality impacts resulting from the development. In order to maximize the reduction of water quality impacts, BMPs should be incorporated into the project design in the following progression: (1) Site Design BMPs, (2) Source Control BMPs, and (3) Treatment Control BMPs.</i></p>	<p>demonstrate compliance with this policy.</p>
<p>OSC-6-Implementation Policy 25:</p>	<p><i>A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is further, shall be established and maintained for all development. This setback may be increased to account for site-specific conditions. The following factors shall be used to determine the extent of an increase in setback requirements:</i></p> <ul style="list-style-type: none"> <i>a. Soil type and stability of the stream corridor</i> <i>b. How surface water filters into the ground</i> <i>c. Types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value</i> <i>d. Slopes of the land on either side of the stream</i> <i>e. Location of the 100 year floodplain boundary, and</i> <i>f. Consistency with other applicable adopted plans, conditions, regulations and/or policies concerning protection of resources.</i> <p><i>Where existing buildings and improvements, conforming as to use but</i></p>	<p>The project is <u>consistent</u> with this policy. The proposal retains the 50-foot setback along Lagunitas Creek.</p>

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	<p><i>nonconforming as to the minimum creek setback established herein, are damaged or destroyed by fire, flood, earthquake or other natural disaster, such buildings and improvements may be reconstructed to the same or lesser size and in the same general footprint location, provided that reconstruction shall be inaugurated by the submittal of a complete construction application within 24 months of the time of damage and be diligently carried to completion.</i></p>	
<p>OSC-6-Implementation Policy 26:</p>	<p><i>Prior to issuance of a development permit, all projects shall conform with the applicable habitat protection policies including but not limited to the General Plan/Local Coastal Plan, Open Space Bluffs Master Program, Creek Preservation Ordinance, and the Zoning Ordinance.</i></p>	<p>The project is inconsistent with this policy. The project plans have not yet been finalized or reviewed to demonstrate compliance with applicable habitat protection policies, including the Creeks Preservation Program, incorporation of native landscaping, stormwater management, and implementing plans have not yet been demonstrated.</p>
<p>OSC-6-Implementation Policy 32:</p>	<p><i>In order to protect watersheds in the City, all construction-related activities shall minimize water quality impacts, particularly due to sediments that are eroded from project sites and are conveyed to receiving waters, by implementing the following measures:</i></p> <p><i>a. Proposed erosion and sediment prevention and control BMPs, both structural and non-structural, such as:</i></p> <ul style="list-style-type: none"> <i>• Stabilize disturbed areas with vegetation, mulch, geotextiles, or similar method;</i> <i>• Trap sediment on site using fiber rolls, silt fencing,</i> 	<p>The project is potentially inconsistent with this policy. Please provide stormwater management design and Best Management Practices that demonstrate compliance with this policy.</p>

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	<p><i>sediment basin, or similar method;</i></p> <ul style="list-style-type: none"> • <i>Ensure vehicles on site are parked on areas free from mud; monitor site entrance for mud tracked off-site; and</i> • <i>Prevent blowing dust from exposed soils.</i> <p><i>b. Proposed BMPs to provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by construction chemicals and materials, such as:</i></p> <ul style="list-style-type: none"> • <i>Control the storage, application and disposal of pesticides, petroleum and other construction and chemical materials;</i> • <i>Site washout areas more than fifty feet from a storm drain, open ditch or surface water and ensure that runoff flows from such activities do not enter receiving water bodies;</i> • <i>Provide sanitary facilities for construction workers; and</i> • <i>Provide adequate disposal facilities for solid waste produced during construction and recycle where possible.</i> 	
<p>OSC-6-Implementation Policy 33:</p>	<p><i>In order to protect watersheds in the City, all development shall minimize water quality impacts, particularly due to storm water discharges from existing, new and</i></p>	<p>The project is <u>potentially inconsistent</u> with this policy. Please provide stormwater management design and Best Management Practices that demonstrate compliance with this policy.</p>

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	<p><i>redeveloped sites by implementing the following measures:</i></p> <ul style="list-style-type: none"> <i>a. Site design BMPs, including but not limited to reducing imperviousness, conserving natural areas, minimizing clearing and grading and maintaining predevelopment rainfall runoff characteristics, shall be considered at the outset of the project.</i> <i>b. Source control Best Management Practices (BMPs) shall be preferred over treatment control BMPs when considering ways to reduce polluted runoff from development sites. Local site and soil conditions and pollutants of concern shall be considered when selecting appropriate BMPs.</i> <i>c. Treatment control BMPs, such as bio-swales, vegetated retention/detention basins, constructed wetlands, stormwater filters, or other areas designated to control erosion and filter stormwater pollutants prior to reaching creeks and the ocean, shall be implemented where feasible.</i> <i>d. Structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate</i> 	

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	<p><i>safety factor (i.e., 2 or greater), for flow-based BMPs.</i></p> <p><i>e. Permits for new development shall be conditioned to require ongoing maintenance where maintenance is necessary for effective operation of required BMPs. Verification of maintenance shall include the permittee's signed statement accepting responsibility for all structural and treatment control BMP maintenance until such time as the property is transferred and another party takes responsibility. The City, property owners, or homeowners associations, as applicable, shall be required to maintain any drainage device to insure it functions as designed and intended. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. Owners of these devices will be responsible for insuring that they continue to function properly and additional inspections should occur after storms as needed throughout the rainy season. Repairs, modifications, or installation of additional BMPs, as needed, should be carried out prior to the next rainy season.</i></p>	
<u>Water Resources</u>		
Objective OSC-10:	<i>Conserve all water resources, and protect the quality of water.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide water supply details and water quality protection measures that demonstrate compliance with this objective.

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Policy OSC-10a:	<i>Minimize the erosion and contamination of beaches. Minimize the sedimentation, channelization and contamination of surface water bodies.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide drainage patterns and stormwater management and erosion control measures that demonstrate compliance with this policy.
Policy OSC-10b:	<i>Continue to support water conservation measures to provide an adequate supply of water to the community. Water conservation may measure as low-flow plumbing fixtures and drought tolerant landscape plans for new development.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide water conservation measures, including landscape irrigation and plumbing efficiency features that demonstrate compliance with this policy.
Policy OSC-10c:	<i>Degradation of the water quality of groundwater basins, nearby streams or wetlands, or any other waterbody shall not result from development. Pollutants such as sediments, litter, metals, nutrients, chemicals, fuels or other petroleum hydrocarbons, lubricants, raw sewage, organic matter and other harmful waste shall not be discharged into or alongside any waterbody during or after construction.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide stormwater, drainage, and water quality protection measures that demonstrate compliance with this policy.
OSC-10-Implementation Policy 50:	<i>Require that proposals for development include information necessary to determine that an adequate water source exists for the project and that water will be provided without jeopardizing the availability of water to other parts of the community, i.e., a can or will-serve letter from CVWD. Should adequate water to serve all development contemplated in the Land Use Element not be available, the City shall ensure that priority uses identified under the Coastal Act are protected.</i>	The project is <u>consistent</u> with this policy. The CVWD has issued an Intent to Serve letter with Conditions for the project.

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OSC-10-Implementation Policy 52:	<i>Ensure that soil erosion and the off-site deposition of soils is not exacerbated through development.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide grading and erosion control measures that demonstrate compliance with this policy.
<i>South Central Coast Air Basin</i>		
Objective OSC-11:	<i>Carpinteria will conduct its planning and administrative activities so as to maintain the best possible air quality.</i>	The project is <u>consistent</u> with this objective. The proposal includes an Air Quality, Greenhouse Gas, and Energy Impact Study which determined that the project would not create any significant air quality impacts.
Policy OSC-11c:	<i>Promote use of solar heating and energy efficient building design to reduce stationary source emissions.</i>	The project is <u>consistent</u> with this policy. The proposal includes an Air Quality, Greenhouse Gas, and Energy Impact Study which determined that the project would not create any significant air quality impacts.
<i>Visual Resources</i>		
Objective OSC-13:	<i>Preserve Carpinteria’s visual resources.</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board. Please also provide a Visual Resources analysis that demonstrates compliance with this policy.
Policy OSC-13d:	<i>Encourage the retention of those portions of creeks within the Planning Area that are unsuitable for active recreational use for use as open space that can provide passive recreational opportunities and protection of habitat.</i>	The project is <u>consistent</u> with this policy. The proposal does not expand into the existing 50-foot ESHA zone along Lagunitas Creek.
Policy OSC-13g:	<i>Require new development to protect scenic resources by utilizing natural landforms and native vegetation for screening structures, access roads, building foundations, and cut and fill</i>	The project is <u>potentially inconsistent</u> with this objective subject to review and approval by the City’s Architectural Review Board.

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	<i>slopes in project design which otherwise complies with visual resources protection policies.</i>	
Policy OSC-13h:	<i>Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.</i>	The project is <u>consistent</u> with this policy. The proposed grading and drainage plan proposes approximately 6,121 cubic yards of cut and 10,203 cubic yards of fill over the 8.64-acre site.
Policy OSC-13i:	<i>Design all new development to fit the site topography, soils, geology, hydrology, and other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Preserve all natural landforms, natural drainage systems, and native vegetation. Require all areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports remain as open space.</i>	The project is potentially inconsistent with this objective subject to review and approval by the City's Architectural Review Board. Please also provide a Visual Resources analysis that demonstrates compliance with this policy.
<u>Trails & Coastal Access</u>		
Objective OSC-15:	<i>Maintain the existing trail system and provide additional recreation and access opportunities by expanding the trail system.</i>	The project is <u>consistent</u> with this objective. The project includes new walking trails within the development.
Policy OSC-15d:	<i>Creek trails shall be designed and located to prevent any significant direct or indirect adverse impacts on the riparian habitats of the creeks or the Carpinteria Salt Marsh.</i>	The project is <u>consistent</u> with this policy. The project includes new walking trails within the development, however no ne trails are proposed near the creek.
SAFETY ELEMENT		
<u>Seismically-Induced Hazards</u>		
Objective S-1:	<i>Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface rupture in the planning</i>	The project is potentially inconsistent with this objective. Please provide information related to site-specific geotechnical and coastal hazard

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	<i>area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis.</i>	analyses evaluating seismic hazards, tsunami risks, and related design considerations that demonstrate compliance with this standard.
Policy S-1a:	<i>Seismic design criteria for habitable building structures, including critical facilities, should utilize the maximum credible earthquake calculated for each of the faults mentioned above, as well as the distance from the building site to each fault, to calculate or determine maximum ground acceleration.</i>	The project is potentially inconsistent with this policy. Please provide final geotechnical and structural design information demonstrating compliance with this standard.
S-1-Implementation Policy 2:	<i>Site specific geotechnical studies are required to more accurately determine the potential for liquefaction. These studies shall be performed prior to new construction and for the retrofit of critical facilities. The studies should include site-specific depth to groundwater and soil composition. Areas having liquefiable sediments should be identified, and structures should be designed to withstand liquefaction.</i>	The project is potentially inconsistent with this policy. Please provide final geotechnical and structural design information demonstrating compliance with this standard.
<u>Soil Hazards</u>		
Objective S-3:	<i>Minimize the potential risks and reduce the loss of property and the economic and social dislocations resulting from expansive soils, soil settlement, subsidence, and hydrocompaction.</i>	The project is potentially inconsistent with this objective as the geotechnical/soils report is subject to peer review to confirm compliance with this standard.
Policy S-3b:	<i>All new development will comply with the Uniform Building Code, local City building ordinances, and geotechnical recommendations related to construction in areas identified as having a high potential for expansive soils or soil settlement.</i>	The project is potentially inconsistent with this objective as the geotechnical/soils report is subject to peer review to confirm compliance with this standard.

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S-3-Implementation Policy 7:	<i>Geotechnical investigations shall be performed on properties proposed to be developed in areas identified as having high potential for expansive soils or soil settlement.</i>	The project is <u>potentially inconsistent</u> with this objective as the geotechnical/soils report is subject to peer review to confirm compliance with this standard.
S-3-Implementation Policy 8:	<i>Foundation recommendations made by a geotechnical engineer, based on field and laboratory testing and observations, shall be incorporated into the design of any proposed buildings in areas identified as having a high potential for expansive soils or soil settlement.</i>	The project is <u>potentially inconsistent</u> with this objective as the geotechnical/soils report is subject to peer review to confirm compliance with this standard.
<u>Flood Hazards</u>		
Objective S-4:	<i>Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide additional information related to drainage patterns, stormwater management, and erosion control measures to demonstrate compliance with this policy.
Policy S-4e:	<i>The City shall establish setback guidelines for land use planning purposes along natural creek, river, or stream floodplains, and identify and pursue opportunities to eliminate existing concrete channels and/or banking from creeks, rivers, or streams.</i>	The project is <u>consistent</u> with this policy. The project retains the 50-foot setback from Lagunitas Creek.
S-4-Implementation Policy 15:	<i>Development applications submitted to the city shall include information adequate to determine compliance with applicable flood and stormwater management programs, polices and regulations. Further, the City shall require development to comply with the following standards unless superceded by a more restrictive standard applicable in the city:</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide additional information related to drainage patterns, stormwater management, and erosion control measures to demonstrate compliance with this policy.

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	<p>a. <i>Street improvements shall be designed to accommodate flows up to the 10 year storm, flows between the 10 and 25 year storms will be accommodated in an underground system, and safe and acceptable escape routes for the 100 year storm shall be established;</i></p> <p>b. <i>Improvements shall be designed to result in no net change from the existing drainage condition (e.g. volume and velocity), as it affects off-site public and private property, to the developed drainage condition, and adequate information shall be provided to the city to demonstrate that there exists a controlled path for runoff to the ocean. Further, where a proposed development site currently contributes to existing degraded drainage conditions and/or an off-site drainage or flooding problem, the proposed development shall include corrective measures as determined appropriate by the City;</i></p> <p>c. <i>All development shall be designed and constructed as necessary to comply with Best Management Practices for nuisance and stormwater runoff and to comply with the requirements of any applicable NPDES permit. Further, all such nuisance and stormwater improvements shall be designed to ensure that the project will not result in a measurable reduction in terrestrial or aquatic habitat</i></p>	

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	<i>carrying capacities due to discharge of project site runoff to creeks, the salt marsh and the ocean.</i>	
<i>Fire Hazards</i>		
Objective S-5:	<i>Minimize the potential risks and reduce the loss of life, property and economic and social dislocation resulting from urban and wildland fires.</i>	The project is <u>inconsistent</u> with this objective. The Carpinteria-Summerland Fire Protection District has reviewed the project and issued a conditions letter with items to bring the project into compliance with this requirement and other fire protection measures, but the plans have not been updated to include the requirements.
Policy S-5a:	<i>All new structures must adhere to the Carpinteria-Summerland Fire Protection District Ordinance and the Santa Barbara County Fire Department Ordinances, where applicable.</i>	The project is <u>inconsistent</u> with this policy. The Carpinteria-Summerland Fire Protection District has reviewed the project and issued a conditions letter with items to bring the project into compliance with this requirement and other fire protection measures, but the plans have not been updated to include the requirements.
Policy S-5b:	<i>All new structures, whether within or outside the urban limit zone, must adhere to the city Fire Sprinkler Ordinance.</i>	The project is <u>inconsistent</u> with this policy. The Carpinteria-Summerland Fire Protection District has reviewed the project and issued a conditions letter with items to bring the project into compliance with this requirement and other fire protection measures, but the plans have not been updated to include the requirements.
Policy S-5c:	<i>Roads shall be installed or improved to the standards specified in the County of Santa Barbara Private Road and Driveway Standard, Section 8 of the County of Santa Barbara Municipal Code.</i>	The project is <u>inconsistent</u> with this policy. The Carpinteria-Summerland Fire Protection District has reviewed the project and issued a conditions letter with items to bring the project into compliance with this requirement and other fire protection measures, but

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		the plans have not been updated to include the requirements.
Policy S-5d:	<i>The City will work in conjunction with the Carpinteria-Summerland Fire Protection District to adhere to, and enforce, all fire codes.</i>	The project is inconsistent with this policy. The Carpinteria-Summerland Fire Protection District has reviewed the project and issued a conditions letter with items to bring the project into compliance with this requirement and other fire protection measures, but the plans have not been updated to include the requirements.
S-5-Implementation Policy 16:	<i>Applicants for new development projects in Carpinteria must verify that the water purveyor can provide the required volume of water to satisfy the peakload water requirements for the project.</i>	The project is <u>consistent</u> with this policy. The CVWD has issued an Intent to Serve letter with Conditions for the project.
S-5-Implementation Policy 17:	<i>Prior to construction of new developments, applicants must submit plans to the Carpinteria-Summerland Fire Protection District.</i>	The project is <u>consistent</u> with this policy. The Carpinteria-Summerland Fire Protection District has reviewed the project and issued a conditions letter.
S-5-Implementation Policy 18:	<i>The Carpinteria-Summerland Fire Protection District should be consulted when new development or redevelopment plans are being considered, or when code violation or code enforcement issues arise.</i>	The project is <u>consistent</u> with this policy. The Carpinteria-Summerland Fire Protection District has reviewed the project and issued a conditions letter.
NOISE ELEMENT		
Objective N-1:	<i>The City will minimize noise impacts of Highway 101 traffic on residential and other sensitive land uses.</i>	The project is <u>consistent</u> with this objective. The project proposes residential uses in proximity to the 101 and has demonstrated that noise impacts can be minimized to acceptable levels.
Policy N-1a:	<i>The City will plan noise-compatible land uses or design developments with noise attenuation features near Highway 101.</i>	The project is <u>consistent</u> with this policy. The project proposes residential uses in proximity to the 101 and has

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		demonstrated that noise impacts can be minimized to acceptable levels and the applicant has demonstrated through an acoustical analysis that sufficient noise attenuation features will be incorporated into the proposed residential project to achieve noise-compatible land uses.
Objective N-3:	<i>The City will minimize the adverse effects of traffic generated noise from City streets on residential and other sensitive land uses.</i>	The project is <u>consistent</u> with this objective. The project introduces residential uses adjacent to major transportation corridors and has demonstrated that traffic-related noise impacts can be minimized to acceptable levels.
Policy N-3a:	<i>The City will encourage site planning and traffic control measures that minimize the effects of traffic noise.</i>	The project is <u>consistent</u> with this policy. The applicant has demonstrated that site planning and traffic control measures will minimize traffic noise exposure to future residents.
N-3-Implementation Policy 1:	<i>The City will use the land use/noise compatibility matrix shown on Figure N-3 to determine the appropriateness of land uses relative to roadway noise.</i>	The project is <u>consistent</u> with this policy. The applicant has demonstrated consistency with the City’s land use/noise compatibility standards through the provided acoustical analysis/noise impact study.
N-3-Implementation Policy 2:	<i>An acoustical study showing the ability to meet state noise insulation standards will be required for any development proposed in an area where noise exceeds the “normally acceptable” level shown on Figure N-3.</i>	The project is <u>consistent</u> with this policy. The applicant has demonstrated that noise impacts can be minimized to acceptable levels through an acoustical analysis that requires the provision of sufficient noise attenuation features to be incorporated into the proposed residential project to achieve a “normally acceptable” noise level.
N-3-Implementation Policy 3:	<i>The City will enforce the California Noise Insulation Standards (Title 25 California Administrative Code) to ensure an</i>	The project is <u>consistent</u> with this policy. The applicant has demonstrated that noise impacts can be minimized to an acceptable interior level of 45 dBA

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	<i>acceptable interior noise level of 45 CNEL in habitable rooms.</i>	CNEL through the provision of sufficient noise attenuation features during construction.
Objective N-5:	<i>The City will minimize the effects of nuisance noise effects on sensitive land uses.</i>	The project is <u>potentially inconsistent</u> with this objective and is subject to environmental review to evaluate potential noise impacts associated with residential and construction activities.
Policy N-5a:	<i>The City will address nuisance noise on a case-by-case basis and develop appropriate mitigation measures such as scheduling of events or activities during hours when effects would be minimal.</i>	The project is <u>potentially inconsistent</u> with this objective and is subject to environmental review to evaluate potential noise impacts associated with residential activities.
Policy N-5b:	<i>The City will require that construction activities adjacent to sensitive noise receptors be limited as necessary to prevent adverse noise impacts.</i>	The project is <u>potentially inconsistent</u> with this objective and is subject to environmental review to evaluate potential noise impacts associated with.
Policy N-5c:	<i>The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.</i>	The project is <u>potentially inconsistent</u> with this objective and is subject to environmental review to evaluate potential noise impacts associated with residential and construction activities.
PUBLIC FACILITIES & SERVICES ELEMENT		
Objective PF-1:	<i>To ensure the provision of adequate water supplies by minimizing consumption and investigating new sources either in existing supply or outside existing sources.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide documentation confirming compliance with City and CVWD conservation requirements has not been provided.
Policy PF-1b:	<i>The City in conjunction with the Carpinteria Valley Water District will establish a database of the most current water resource information and monitor/maintain this baseline data. Further, all development shall comply with the Districts water resource management policies.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide documentation confirming compliance with City and CVWD conservation requirements has not been provided.

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Objective PF-2:	<i>Ensure adequate service systems for the transmission, treatment and disposal of sewage and wastewater generated within this area as well as the disposal of trash, green waste and recyclable material.</i>	The project is <u>inconsistent</u> with this objective. The project has been reviewed by the CSD and they have issued an Intent to Serve and conditions letter. However, the project has not yet demonstrated that adequate on-site solid waste, recycling, and green waste facilities have been incorporated consistent with City standards.
Policy PF-2b:	<i>The City will maintain open communication with the CSD and coordinate development evaluation as related to this critical service.</i>	The project is <u>consistent</u> with this policy. The project has been reviewed by the CSD and they have issued an Intent to Serve and conditions letter.
Policy PF-2c:	<i>The City shall maintain a waste hauling contract that includes provisions sufficient to comply with State law concerning waste stream reduction and shall ensure through the development review process that adequate on-site waste facilities are established and maintained.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide additional documentation demonstrating that the project that adequate on-site solid waste, recycling, and green waste facilities have been incorporated consistent with City standards and State law.
Objective PF-3:	<i>The City shall strive to maintain the best possible police and fire safety services for the community.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide additional documentation demonstrating that fire and police services can maintain adequate response times or that facilities and staffing are sufficient to serve the proposed development.
Policy PF-3e:	<i>The City will require that proposed major projects demonstrate adequate fire and police response times and that the stations serving the proposed project have adequate staff and equipment available to serve increased demand.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide additional documentation demonstrating that fire and police services can maintain adequate response times or that facilities and staffing are sufficient to serve the proposed development.
Objective PF-4:	<i>To assist the school district in continued provision of high-quality educational</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide

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	<i>opportunities for all of the community's youth.</i>	additional documentation demonstrating that the CUSD has adequate facilities and staffing sufficient to serve the proposed development.
Policy PF4c:	<i>The City will cooperate with the Carpinteria Unified School District to ensure sufficient capacity for increases in student population caused by future development projects.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide additional documentation demonstrating that the CUSD has adequate facilities and staffing sufficient to serve the proposed development.
Objective PF-5:	<i>To provide a high quality and broad range of public services, facilities and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide additional documentation demonstrating that provision of public services, facilities, and utilities, water, and wastewater will be adequate to serve the new development without adversely affecting existing service levels.
Policy PF-5b:	<i>The City will require proposed new developments to pay a fair share of the cost of needed public facilities and services. Further, in areas of the city designated for non-residential use but where residential use may be permitted, the City shall monitor total residential development and report annually to the School, Fire, Water and Sanitary districts to permit proper facilities planning by these special districts.</i>	The project is <u>consistent</u> with this policy. The project would be required to pay applicable development impact fees and construct or fund necessary infrastructure improvements as conditions of approval.
Policy PF-5c:	<i>The City will ensure that new development will not adversely impact services and facilities provided to existing development.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide additional documentation demonstrating that public services and facilities to serve the new development will be adequate without adversely affecting existing service levels.

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Policy PF-5k:	<i>The City shall require proposed developments to demonstrate that adequate water supply, water systems and sewer facilities are or will be available to serve the project site.</i>	The project is <u>potentially inconsistent</u> with this policy. The CVWD and CSD have issued Intent to Serve and conditions letters indicating capacity exists and that the Districts can and will serve the project, subject to infrastructure extensions and other conditions. However, final service availability and infrastructure requirements remain contingent upon completion of these steps and other approvals.
Objective PF-6:	<i>To ensure that new development is adequately served by utilities and does not impact existing service areas in the community.</i>	The project is <u>consistent</u> with this policy. The project applicant would be responsible for constructing and funding required infrastructure improvements as conditions of approval.
Policy PF-6a:	<i>The ultimate responsibility to ensure that the facilities (including systemwide improvements) needed to support the project are available at the time that they are needed shall be that of the sponsor of development projects.</i>	The project is <u>consistent</u> with this policy. The project applicant would be responsible for constructing and funding required infrastructure improvements as conditions of approval.
Policy PF-6b:	<i>Development projects shall not result in a quantifiable reduction in the level of public services provided to existing development, nor shall new development increase the cost of public services provided to existing development.</i>	The project is <u>potentially inconsistent</u> with this policy. Please provide additional documentation demonstrating that public services and infrastructure can be provided without reducing service levels or increasing costs to existing development.
Policy PF-6c:	<i>Development projects within Carpinteria shall be required to:</i> <i>1. Construct and/or pay for the new on-site capital improvements that</i>	The project is <u>potentially inconsistent</u> with this policy. Required infrastructure improvements, phasing, and service capacity have not yet been fully defined or demonstrated. Compliance would need to be established through

Code Citation	Policy Language	Consistency Analysis
	<p><i>are required to support the project;</i></p> <ol style="list-style-type: none"> <i>2. Ensure that all new off-site capital improvements that are required by the project are available prior to certificate of occupancy;</i> <i>3. Be phased so as to ensure that the capital facilities that will be used by the new development are available prior to certificates of occupancy;</i> <i>4. Ensure that, in the event that public services or off-site capital facilities are impacted prior to development, the level of service provided to existing development will not be further impacted by the new development; and</i> <i>5. Provide for the provision of public services, and shall not increase the cost of public services provided to existing development.</i> 	<p>subsequent technical review and conditions of approval.</p>
<p>Policy PF-6d:</p>	<p><i>In cases where the City and/or special district requires capital facilities needed by development to be oversized, extended, or otherwise built over and above the minimum necessary to serve the development and the cost of such improvements is greater than the project's fair share of those facilities, at the city's discretion, a reimbursement agreement may be established with the developer to allow him to recoup the cost of providing capital facilities beyond the need directly created by his project from subsequent new development.</i></p>	<p>The project is <u>consistent</u> with this policy. If oversized or extended infrastructure is required, reimbursement mechanisms may be implemented at the City's discretion. The policy does not impose direct requirements on the project beyond standard development obligations.</p>

Code Citation	Policy Language	Consistency Analysis
<p>Policy PF-6e:</p>	<p><i>Where the City determines that a development project could have a negative effect on municipal income, preparation of a fiscal impact analysis will be required of the applicant(s). In addition, the City will require that the development project provide appropriate mitigation for any identified net costs to the city. To determine the true costs and revenue to be generated by a proposed development, a “case study” rather than an “average cost/revenue” approach shall be taken. When a fiscal impact study is required, the report shall present the following information:</i></p> <ol style="list-style-type: none"> <i>1. Projected revenues to be generated annually over a 20 year period, plus cumulative totals;</i> <i>2. The annual cost of providing public services and maintaining capital improvements over a 20 year period, plus cumulative totals; and</i> <i>3. A capital improvement/public services financing program defining how the development will pay for needed capital improvements and how any annual net losses that might be identified in the report will be financed by the development.</i> 	<p>The project is <u>potentially inconsistent</u> with this policy. A fiscal impact analysis has not been provided. The City has not yet determined whether such analysis will be required to evaluate potential municipal service costs relative to project revenues.</p>

**Via Real Townhomes Project
#25-2352-DP/TTM/CDP/ARB**

Consistency with Carpinteria Creeks Preservation Program

Where architectural, landscape, or technical plans have been submitted but not yet reviewed by the Architectural Review Board or City consultants, consistency determinations are identified as inconsistent pending completion of discretionary design review, technical analysis, or otherwise demonstration by the Applicant of consistency. As detailed in the Project Description, the project requests several concessions pursuant to State Density Bonus Law (SDBL). Accordingly, the consistency analysis incorporates these concessions in evaluating the project’s consistency with applicable standards in compliance with Government Code Section 65589.5(j)(3).

Program Standard	Consistency Analysis
3.3.1 Geomorphology, Hydrology and Water Quality	
Objective 1: <i>Preserve and restore natural geomorphology and hydrology in local creeks and their watersheds to the greatest degree possible, and improve water quality in local creeks such that applicable water quality standards and regulatory requirements are achieved.</i>	The project is <u>potentially inconsistent</u> with this objective. Please provide stormwater management design and Best Management Practices that demonstrate compliance with this objective.
3.3.2 Biological Resources	
Objective 2: <i>Preserve and restore aquatic, riparian and upland habitats occurring within and adjacent to local creeks, including sensitive communities and species. Sensitive communities and species are defined as those designated as endemic, rare, threatened, endangered, or of concern by the federal, state, and/or local governments.</i>	The project is <u>inconsistent</u> with this objective. The proposal intends to protect and preserve the ESHA along Lagunitas Creek, but it does not include any additional restoration plantings to enhance the ESHA.
Policy 2.1: <i>The City will not permit projects (whether public or private) that would result in the significant fragmentation of biological habitat within creek ESHA and/or creek setback areas established by the General Plan/Local Coastal Plan and Zoning Ordinance-ESHA Overlay District. Likewise, the City will not permit projects that would create significant barriers to the movement or migration of fish and wildlife through creeks and adjacent habitats (i.e., wildlife corridors will be maintained). Significant fragmentation or barriers are considered to be manmade features, structure, or activity that would block or greatly reduce the movement of wildlife</i>	The project is <u>potentially inconsistent</u> with this policy. The proposal includes expansion of the existing detention basin with an outfall pipe with rip-rap constructed within the creek corridor. Please provide stormwater management design and Best Management Practices that demonstrate the improvements will not reduce wildlife movement or habitat value for compliance with this policy.

Program Standard	Consistency Analysis
<p><i>between recognized natural habitat areas or that would significantly reduce the biological value or diversity of the habitat.</i></p>	
<p>Implementation Measure 2.1.2: <i>A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is farther, is required for all new development. This setback may be increased to account for site-specific conditions. The following factors shall be used to determine the extent of an increase in setback requirements:</i></p> <ul style="list-style-type: none"> <i>a) Soil type and stability of the stream corridor;</i> <i>b) How surface water filters into the ground;</i> <i>c) Types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value;</i> <i>d) Slopes of the land on either side of the stream;</i> <i>e) Location of the 100 year floodplain boundary; and</i> <i>f) Consistency with other applicable adopted plans, conditions, regulations and/or policies concerning protection of resources.</i> <p><i>Where existing buildings and improvements, conforming as to use but non-conforming as to the minimum creek setback established herein, are damaged or destroyed by fires, flood, earthquake or other natural disaster, such buildings and improvements may be reconstructed to the same or lesser size and in the same general footprint location, provided that reconstruction shall be inaugurated by the submittal of a complete construction application within 24 months of the time of damage and be diligently carried to completion.</i></p>	<p>The project is <u>consistent</u> with this implementation measure. The proposal does not expand into the existing 50-foot ESHA along Lagunitas Creek.</p>
<p>Implementation Measure 2.1.3: <i>Development within stream corridors is prohibited with the exception of the following:</i></p> <ul style="list-style-type: none"> <i>• Fish and wildlife habitat enhancement projects,</i> <i>• Flood protection where no less environmentally damaging method for protecting existing structures exists and where</i> 	<p>The project is <u>potentially inconsistent</u> with this implementation measure. The proposal includes expansion of the existing detention basin with an outfall pipe with rip-rap constructed within the creek corridor. Please provide stormwater management design and Best Management Practices that demonstrate the improvements will not reduce wildlife</p>

Program Standard	Consistency Analysis
<p><i>protection is necessary for public safety. Flood control measures shall incorporate the best mitigation measures feasible, and shall utilize natural creek alteration methods where possible, including, but not limited to, earthen channels and biotechnical stabilization. Flood control projects shall not be permitted prior to the issuance of all necessary State and Federal permits.</i></p> <ul style="list-style-type: none"> • <i>Bridges, public trails, and public park improvements including interpretive signs, kiosks, benches, raised viewing platforms, or similar sized structures immediately adjacent to public trails, where no alternative route or location is feasible and where located to minimize impacts on ESHA. New stream crossings shall be accomplished by bridging wherever possible. Trail and park improvements construction shall be allowed only in accordance with Implementation Measure 2.7.2 of this program.</i> • <i>Repair and replacement of existing stream crossings where such repair and replacement is the least environmentally damaging alternative.</i> • <i>Vegetation removal in accordance with the following standards:</i> <ul style="list-style-type: none"> ▪ <i>Vegetation removal, including weeding and brush clearance, tree trimming for safety purposes, and removal of dead or dying plant materials shall be allowed only if it can be shown that such development shall not adversely impact the adjacent riparian species and meets all other provisions of this Program and the certified LCP. Such activity shall require approval from the City Biologist or a determination by the City that the proposed activity is consistent with the provisions of this Program and the certified LCP.</i> ▪ <i>For improvements existing prior to adoption of this Program, a maintenance program shall be</i> 	<p>movement or habitat value for compliance with this measure.</p>

Program Standard	Consistency Analysis
<p><i>submitted by the property owner(s) that describes the scope and nature of maintenance activities. The City shall review the program, make any changes to avoid further disruption of habitat values and shall approve the program. Unless maintenance work is proposed that is outside the scope of the approved program or a State Department of Fish and Game permit is required, no further review by the City shall be required; maintenance activities beyond those stated in the approved maintenance program are prohibited.</i></p> <ul style="list-style-type: none"> ▪ <i>Improvements, such as decomposed granite pathways or alternative patios, may be allowed in existing developed areas within the dripline of oak and sycamore trees if such improvements are permeable and do not require the compaction of soil in the root zone.</i> ▪ <i>Additions and improvements shall be allowed only if it can be shown, pursuant to the required site-specific biological study, that such development shall not adversely impact the adjacent riparian species and meets all other provisions of this Program and the Certified LCP.</i> <p><i>All permitted development shall incorporate the best mitigation measures feasible to minimize impacts to the greatest extent. When development results in the loss of habitat, mitigation shall be provided in accordance with Implementation Measure 2.4.4 of this Program.</i></p> <p><i>Creek bank and creek bed alterations shall be allowed only where no practical alternative solution is available. Development, including any structure, feature, or activity, that would significantly fragment habitat or create barriers to the movement of fish and wildlife is prohibited in creek ESHA areas and/or</i></p>	

Program Standard	Consistency Analysis
<p><i>creek setback areas. Development, including any structure, feature, or activity proposed to be undertaken within a creek or below the top of bank must be approved by the State Department of Fish and Game prior to City permitting.</i></p>	
<p>Implementation Measure 2.1.4: <i>New fencing on parcels adjacent to creeks and/or within a creek ESHA overlay area shall be wildlife permeable as defined by the following criteria:</i></p> <ul style="list-style-type: none"> • <i>Fences shall have a wooden (not wire) rail at the top.</i> • <i>Fences shall be less than 40 inches high.</i> • <i>Fences shall have a space greater than 14 inches between the ground and the bottom rail.</i> <p><i>Solid or chain-link fences are prohibited.</i></p>	<p>The project is inconsistent with this implementation measure. The project proposes an Open Space Fence along Lagunitas Creek that would be four-feet-tall with a cable wire at the top. Please revise the fencing plan to be consistent with this measure.</p>
<p>Policy 2.4: <i>The City will impose additional development standards to protect biological resources within creek ESHA and/or creek setback areas.</i></p>	<p>The project is potentially inconsistent with this policy subject to environmental review to evaluate potential impacts to ESHA.</p>
<p>Implementation Measure 2.4.1: <i>All Development Permit applications for projects within a creek ESHA overlay area must include a complete description of the proposed project, site plan, grading plan and other information required on the application form. The site plan and grading plan must be of a scale and contour interval to adequately depict the proposed work and delineate environmental features on the site. A biological study must be submitted with the application. The biological study must contain a topographic map at an appropriate scale and contour interval that adequately delineates the boundaries of creek beds and banks, wetlands, native riparian and upland vegetation, vegetation driplines, ESHA, and creek setback boundaries, as defined in the General Plan/Local Coastal Plan and Zoning Ordinance - ESHA Overlay District. In addition, the map must clearly show areas that would be directly impacted by project construction and development footprints. The biological study must also describe the flora and</i></p>	<p>The project is potentially inconsistent with this implementation measure. A Biological Due Diligence Investigation was prepared by the applicant which will be reviewed for adequacy as part of the environmental review to evaluate potential impacts to ESHA and consistency with this measure.</p>

Program Standard	Consistency Analysis
<p><i>fauna known to occur or having the potential to occur on the site, including sensitive species as defined by the certified City of Carpinteria Land Use Plan. Where trees suitable for nesting or roosting, or significant foraging habitat is present, a formal raptor survey will be conducted as part of the biological study. The study shall include an analysis of the potential impacts of the proposed development on the identified habitat or species, an analysis of project alternatives designed to avoid and minimize those impacts and mitigation measures that would minimize or mitigate residual impacts that cannot be avoided through project alternatives. Research and survey methodology used to complete the study must also be provided. The biological study must be prepared by a professional biologist approved by or working directly for the City. The City will review the submitted application materials and require additional information as necessary to assess the potential impacts of the project to the affected creek(s).</i></p>	
<p>Implementation Measure 2.4.2: <i>Development Permit applications for project sites on parcels adjacent to creeks and/or within a creek ESHA overlay area will provide the City with a Construction Mitigation Plan. The Construction Mitigation Plan will describe protective measures that will be implemented to minimize the impacts of project construction activities on biological habitat. This includes impacts from direct ground disturbance, clearing, noise, dust generation, increased runoff, erosion, water pollution, application of herbicides, pesticides, and other harmful substances, and any other construction activities that may harm biological resources. Measures that will be required (where applicable) to minimize construction impacts include the following:</i></p> <ul style="list-style-type: none"> • <i>The limits of the construction area will be clearly delineated (flagged, fenced etc), and construction activities will stay within these limits.</i> • <i>Protective fencing shall be placed around the outermost limits of the protected zones of</i> 	<p>The project is <u>potentially inconsistent</u> with this implementation measure. Please provide a Construction Mitigation Plan that incorporates the listed measures (construction fencing, buffers, nesting surveys, BMPs, etc.) to demonstrate compliance with this measure.</p>

Program Standard	Consistency Analysis
<p><i>native trees within and adjacent to the construction area prior to the commencement of construction activities, and shall be maintained in place for the duration of all construction. The protected zone of a native tree shall extend five feet from the dripline or 15 feet from the trunk of the tree, whichever is greater. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees. Any development approved pursuant to Implementation Measure 2.1.6, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.</i></p> <ul style="list-style-type: none"> • <i>Important resources (e.g., native vegetation) located within the construction area that are to be preserved will be clearly marked to avoid the accidental removal of such resources.</i> • <i>Appropriate buffer and/or setback areas, as defined by the provisions of this Program and the General Plan/Local Coastal Plan, or in the absence of applicable provisions, by a qualified biologist, will be clearly delineated and maintained between construction activities and the breeding, roosting and foraging habitat of sensitive species and communities, as defined by the certified LCP.</i> • <i>Construction activities will be scheduled to avoid the breeding seasons of sensitive wildlife species. If nesting or roosting sensitive, rare, threatened, or endangered raptors are found within 300 feet of the proposed improvements, no construction activity shall occur within the nesting or roosting season, as applicable.</i> • <i>Construction Phase Requirements from the City's Water Quality Protection Regulations will be implemented to minimize impacts related to runoff, erosion, and water quality (see Appendix E);</i> 	

Program Standard	Consistency Analysis
<ul style="list-style-type: none"> <i>The use of herbicides will be minimized by using manual removal methods to eliminate undesired vegetation whenever possible.</i> <p><i>The Construction Mitigation Plan will be prepared by a professional biologist, arborist or landscape architect whom the City approves as qualified to complete the work. The Construction Mitigation Plan will be reviewed and approved by the City prior to issuance of the Development Permit.</i></p>	
<p>Implementation Measure 2.4.3: <i>A qualified biological monitor approved by or working directly for the City will be provided during construction activities for projects within on parcels within a creek ESHA overlay area to ensure that protective measures provided in the Construction Mitigation Plan are fully implemented. The biological monitor will be responsible for conducting orientations for the work crew upon project commencement and subsequent orientations upon significant crew changes to educate work crews about the sensitivity of biological resources at the site, and to inform them of protective measures that must be complied with. The monitor will also be responsible for observing construction activities and directing construction crews as needed to ensure that protective measures are implemented. If any breach in protective fencing occurs, the monitor shall order all work suspended until the fence is repaired or replaced. The biological monitoring must be supervised by a professional biologist approved by or working directly for the City and who is qualified to complete the specific nature of the work.</i></p>	<p>The project is <u>potentially inconsistent</u> with this implementation measure. Please provide the name of the Biological Monitor from the City’s Approved Consultants List that will oversee the implementation of the Construction Mitigation Plan to demonstrate compliance with this measure.</p>
<p>Implementation Measure 2.4.4: <i>If, after project review and consideration of all ESHA protection measures, a project is approved that will result in any destruction or degradation of natural habitat within a creek ESHA overlay area, a Habitat Restoration Plan will be required. The plan will be prepared by a professional biologist whom the City approves as qualified to complete the work. The plan will incorporate the following minimum conditions and elements:</i></p>	<p>The project is <u>potentially inconsistent</u> with this implementation measure. During the environmental review to evaluate potential impacts to ESHA, the project may be conditioned to include a Habitat Restoration Plan to demonstrate compliance with this measure.</p>

Program Standard	Consistency Analysis
<ul style="list-style-type: none"> • <i>A clear statement of the restoration project goals will be provided. Some restoration goals may be broad, but the plan must also provide qualitative and quantitative standards by which the progress of the restoration effort can be measured. Examples of specific restoration standards may relate to the re-establishment of a diverse benthic macroinvertebrate community, use of the site by a particular wildlife species, or the establishment of native vegetation over a specified percentage of the site. The goals of the restoration project are to be based on the stream restoration principles identified in Implementation Measure 2.10.7.</i> • <i>The Habitat Restoration Plan will delineate all habitat areas that will be destroyed or degraded by the project, and those that will be restored. A minimum habitat area replacement ratio of 3:1 will be required for habitat that is destroyed or degraded. Such restoration plans shall be approved by the City prior to implementation.</i> • <i>On-site restoration (i.e., on the parcel or parcels the project is located on) will be conducted wherever possible. If on-site restoration is not feasible, restoration will occur at a suitable off-site location along the affected creek(s).</i> • <i>To consolidated off-site restoration areas, the area to be restored will be permanently protected in a conservation easement and/or open space designation, by acquisition of the property by the applicant or by other means.</i> • <i>Restored habitat will be in-kind with the habitat lost or degraded, will realize equal or greater biological value proportionate to the 3:1 replacement ratio provided above, and will be self-sustaining and viable in the long-term. Restoration efforts will address physical features such as topography, soils, and creek bed and bank features (e.g., riffles, pools,</i> 	

Program Standard	Consistency Analysis
<p><i>large woody debris, boulders, etc.), vegetation and wildlife.</i></p> <ul style="list-style-type: none"> • <i>A Grading and Site Preparation Plan will be provided that identifies finished topographic contours, and rock, soil and mulching materials that will be used. As part of site preparation, all debris and undesired non-native vegetation will be removed from restoration areas. The Grading and Site Preparation Plan will be prepared with the assistance and approval of a certified professional engineer.</i> • <i>A Planting Plan shall be provided that lists the plant species that will be replanted, the source of plant material, planting methods, and locations. An appropriate palette of plant species native to the restored habitat will be used for revegetation. Plant material used in restoration projects will be collected and propagated from local, naturally occurring plant stocks, preferably from the same watershed and habitat type.</i> • <i>A Maintenance, Monitoring, and Corrective Action Plan will be provided that identifies measures that will be implemented to ensure that restored habitat becomes properly established. Maintenance measures that may be employed include erosion control, watering vegetation until it becomes established, weeding, and replacing plants and trees that do not survive. Monitoring of the restoration area will be conducted at regular intervals. A performance bond must be filed with the City to ensure compliance with the performance standards established in the Habitat Restoration Plan. This bond shall remain in effect for five years or until the City biologist has determined the restoration has been successfully completed. Monitoring reports will be submitted to the City on an annual basis at a minimum, and more frequently if deemed necessary. Monitoring reports must assess the progress of the restoration effort in relation to the project goals. If restoration</i> 	

Program Standard	Consistency Analysis
<p><i>project goals are not met, corrective measures will be devised and implemented to achieve the goals. The City must consent that the subject property has been properly restored before the project proponent is released from maintenance, monitoring, and corrective action requirements. Monitoring must be conducted for a minimum of five years.</i></p>	
<p>Implementation Measure 2.4.5: <i>Development Permit applicants for parcels adjacent to creeks and/or within a creek ESHA overlay area shall provide the City with a Post-Construction Mitigation Plan. The Post-Construction Mitigation Plan shall describe protective measures that will be implemented to minimize impacts to biological resources due to effects including but not limited to noise, lighting, vehicular and pedestrian traffic, domestic pets, water pollution, erosion, and landscape plantings. At a minimum, measures that will be required (as applicable) to minimize post-construction impacts include the following:</i></p> <ul style="list-style-type: none"> • <i>Mechanisms to provide for the permanent protection of areas identified and approved on the Development Permit (or other project approvals) as natural areas will be included in property exchange documents, deeds, lease agreements, CC&Rs, etc.</i> • <i>Permanent landscaping will be provided to developed area (e.g., parking lots, buildings, backyards, etc.). Landscaping will be planted with appropriate native plant species selected by a qualified landscape architect and/or biologist.</i> • <i>Project permittees and any and all successors will provide informational materials (e.g., in lease agreements, CC&Rs, deed restrictions) to future occupants that ensure protective standards/conditions of approval are recognized and complied with throughout the life of the project. Educational materials including interpretive signs will be installed near creeks and natural habitat areas. These educational materials and signs will discuss</i> 	<p>The project is <u>potentially inconsistent</u> with this implementation measure. Please provide a Post-Construction Mitigation Plan that incorporates the listed measures (native landscaping, permeable fencing, erosion control, minimal lighting, etc.) to demonstrate compliance with this measure.</p>

Program Standard	Consistency Analysis
<p><i>the importance and sensitivity of creek habitats, regulations that have been established to protect them, those standards/conditions of approval that affect the project, and penalties that may be imposed on violators of such regulations.</i></p> <ul style="list-style-type: none"> • <i>The planting of any landscape plants that are on the California Exotic Pest Plan Council’s Lists of Exotic Pest Plants of Greatest Ecological Concern in California is prohibited in any ESHA or creek setback area. These lists are provided in Appendix C.</i> • <i>Loud, stationary equipment (e.g., air conditioners, etc.) shall be located away from or provided with enclosures to minimize potential impacts to wildlife.</i> • <i>Post-Construction Requirements from the City’s Water Quality Protection Regulations will be implemented to minimize impacts related to runoff, erosion, and water quality (see Appendix E).</i> • <i>All fencing shall be wildlife permeable.</i> • <i>Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, shielded, and directed away from creek ESHA to minimize impacts to wildlife. Permitted lighting shall conform to the following standards:</i> <ul style="list-style-type: none"> ▪ <i>The minimum necessary to light walkways used for entry and exit to the structure, including parking areas on the site. This lighting shall be limited to fixtures that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Community Development Director.</i> ▪ <i>Security lighting attached to the residence that is controlled by motion detectors and is limited to 60 watts, or the equivalent.</i> ▪ <i>The minimum lighting necessary for safe vehicular use of the driveway.</i> 	

Program Standard	Consistency Analysis
<p><i>The lighting shall be limited to 60 watts, or the equivalent.</i></p> <ul style="list-style-type: none"> ▪ <i>A light, not to exceed 60 watts or the equivalent, at the entrance to any non-residential accessory structures.</i> ▪ <i>No lighting around the perimeter of the site, no lighting for sports courts or other private recreational facilities and no lighting for aesthetic purposes is allowed.</i> <p><i>The Post-Construction Mitigation Plan shall be prepared by a professional biologist whom the City agrees is qualified to complete the work. The Mitigation Plan shall be reviewed and approved by the City prior to issuance of the Development Permit.</i></p>	

**Via Real Townhomes Project
#25-2352-DP/TTM/CDP/ARB**

Consistency with Carpinteria Municipal Code Chapter 14-Zoning & Chapter 16-Subdivisions

Where architectural, landscape, or technical plans have been submitted but not yet reviewed by the Architectural Review Board or City consultants, consistency determinations are identified as inconsistent pending completion of discretionary design review, technical analysis, or otherwise demonstration by the Applicant of consistency. Note that Section 14.51 – Objective Design Standards is not included in this table. Section 14.51 was adopted by the City Council and certified by the California Coastal Commission in 2025, with an effective date of May 14, 2025. Because the effective date occurred after the SB 330 preliminary application for the project was submitted on February 24, 2025, the City cannot require the project to comply with the standards contained in Section 14.51. However, the applicant may elect to incorporate the Objective Design Standards where feasible, which could assist in facilitating project review and processing. As detailed in the Project Description, the project requests several concessions pursuant to State Density Bonus Law (SDBL). Accordingly, the consistency analysis incorporates these concessions in evaluating the project’s consistency with applicable standards in compliance with Government Code Section 65589.5(j)(3).

Zoning Standard	Consistency Analysis
Chapter 14.26 – M-RP INDUSTRIAL/RESEARCH PARK DISTRICT	
<p>14.26.010 - Purpose and intent. The purpose of the M-RP district is to provide areas primarily for light industry, technical research, and large business headquarters office use in well-designed buildings and attractively landscaped areas. Additionally, the purpose is to provide opportunities for mixed residential/industrial uses. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the permitted industrial uses and compatibility with adjoining nonindustrial areas. The intent of the mixed residential/industrial use is to encourage rehabilitation of important existing housing stock or the production of affordable housing and to assist the city in maintaining an appropriate balance between jobs and housing while assuring that industrial use is the primary use within the zone. Mixed residential/industrial use will not be permitted unless such use is found to be compatible with existing and anticipated use in the surrounding area.</p>	<p>The project is <u>consistent</u> with the purpose and intent of this policy. The project invokes the use of a State Density Bonus Law concession to eliminate the industrial component of the mixed residential/industrial project, resulting in a residential-only development.</p>
<p>14.26.020 - Processing. Prior to the issuance of any permit for development on property zoned or to be rezoned to industrial/research</p>	<p>The project is <u>consistent</u> with this standard. The applicant has submitted a Development Plan application for consideration.</p>

Zoning Standard	Consistency Analysis
<p>park, a development plan shall be submitted, processed, and approved as provided in Chapter 14.68.</p>	
<p>14.26.030 - Uses permitted subject to development plan approval. Permitted uses in the M-RP district subject to development plan approval are as follows:</p> <ol style="list-style-type: none"> 1. Research, development, and testing laboratories and facilities; 2. Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of business firms that are compatible with uses permitted in this district; 3. Professional offices of a scale appropriate to a business park setting; 4. Buildings, structures, and uses accessory and customarily incidental to any of the above uses; 5. Mixed residential/industrial use pursuant to Sections 14.26.120, 14.26.130 and 14.26.140; 6. Residential-only development consistent with the provisions of Chapter 14.49 of this code (Residential Overlay District); 7. Commercial cannabis testing laboratory, as provided for in Chapter 14.59; and 8. Personal use cannabis cultivation, as provided for in Chapter 14.59. 	<p>The project is <u>consistent</u> with this standard. The project invokes the use of a State Density Bonus Law concession to eliminate the industrial component of a mixed residential/industrial use project permitted under #5, resulting in a residential-only development.</p>
<p>14.26.050 - Setbacks—Front, side and rear.</p> <ol style="list-style-type: none"> 1. No building or structure shall be located closer than eighty (80) feet from the centerline of any street, or fifty (50) feet of the property line, whichever is the greater distance, nor closer than ten (10) feet from the side or rear property lines of the lot upon which such building or structure is located. 2. Where any portion of a parcel subject to the requirements of this district abuts a lot in any residential district, no building or structure shall be located closer than fifty (50) feet of the property line. On secondary, interior streets of an industrial/research park, buildings and structures may be located within twenty (20) feet of the right-of-way line of the street. 	<p>The project is <u>consistent</u> with these standards. The project invokes the use of State Density Bonus Law waivers to reduce the front yard setback from 50-feet to 34.67-feet from the front property line at the closest point along Via Real, and to reduce the setback for structures along the Lomita Lane easement from 20-feet to 2-feet.</p>

Zoning Standard	Consistency Analysis
<p>14.26.060 - Building height. No building or structure shall exceed a height of thirty (30) feet.</p>	<p>The project is <u>consistent</u> with this standard. The project invokes the use of a State Density Bonus Law waiver to increase the height of the two- and three-story structures to 32-feet and 38-feet, respectively.</p>
<p>14.26.070 - Building coverage. Not more than forty (40) percent of the net area of the property shall be occupied by buildings or structures.</p>	<p>The project is <u>consistent</u> with this standard. The project proposes 24% of the net lot area to be covered with structures.</p>
<p>14.26.090 - Parking. Parking regulations in the M-RP district are as provided in Chapter 14.54.</p>	<p>See the Chapter 14.54 discussion below.</p>
<p>14.26.100 - Landscaping. Not less than thirty (30) percent of the net area shall be landscaped. All landscaping shall be in conformance with the approved development plan. In addition, where any portion of an industrial/research park abuts a residential district, the first twenty-five (25) feet of the required front yard setback shall be landscaped to screen the industrial uses, and a masonry wall not less than six (6) feet in height shall be provided. The first twenty-five (25) feet of the front yard setback shall also be landscaped.</p>	<p>The project is <u>consistent</u> with this standard. The project proposes 34% of the net lot area to be landscaped, not including the proposed retention basin that encompasses an additional 5% of the net lot area.</p>
<p>14.26.120 - Mixed use development standards. The industrial component of any mixed use development shall be developed pursuant to the standards and regulations of this chapter. Residential use shall be developed pursuant to the standards and regulations in Chapter 14.16 (PUD Planned Unit Development District), Sections 14.16.030—14.16.140. Residential density shall not exceed twenty (20) units per acre including any bonus density allowances. The city shall determine the appropriate residential density on all or a portion of a parcel and shall consider, but not be limited to, the following factors: 1. Availability and cost of providing local services and infrastructure; e.g., sewer, water, schools, and transportation and parking availability; 2. Unique site characteristics such as size, shape, topography, and easements;</p>	<p>The project is <u>potentially inconsistent</u> with this standard subject to review and approval by the City’s Architectural Review Board.</p>

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<p>3. The existence on site or adjacent to the site of Environmentally Sensitive Habitat area; 4. The need for protection or enhancement of other coastal resources; e.g., viewsheds, coastal access, recreation, visitor-serving commercial and other coastal dependent or coastal related uses.</p>	
Chapter 14.16 - PUD PLANNED UNIT DEVELOPMENT DISTRICT	
<p>14.16.080 Building coverage. Not more than thirty percent of the net area of the property shall be covered with any portion of a building(s) containing dwelling units.</p>	<p>The project is <u>consistent</u> with this standard. The project proposes 24% of the net lot area to be covered with buildings that contain dwelling units.</p>
<p>14.16.110 - Open space. 1. Amount. At least twenty percent of the gross area of the parcel(s) shall be used for common open space. The city shall determine the amount of public open space required for coastal access and recreation and protection of public views, if not specified elsewhere in the coastal land use plan, but in no case shall it be less than twenty percent of the gross area. Lands to be preserved as open space may be required to be irrevocably offered for dedication by fee title to the city or other public agency or may remain in private ownership with appropriate scenic and/or open space easements in perpetuity. For lands comprising public open space that remain in private ownership, the city shall require granting of an easement guaranteeing the public's right of access and use of such open space in perpetuity.</p>	<p>The project is <u>consistent</u> with this standard. The project proposes 26% of the gross lot area to be used for common open space.</p>
<p>14.16.110 - Open space. 2. Maintenance. Prior to the issuance of any permits for construction, a bond shall be posted guaranteeing the maintenance of open space, private roads, etc. as required below. Provisions for maintenance of open space and private roads shall be included in the conditions, covenants and restrictions (CC&R's) for the development. Any alteration, amendment, or repeal of such provisions shall require the express approval of the city.</p>	<p>The project is <u>potentially inconsistent</u> with this standard. Please provide conditions, covenants, and restrictions (CC&Rs) or other documentation establishing provisions for the maintenance of the common open space, private roads, and related improvements, and identify a bonding mechanism. Please also provide documentation establishing that long-term maintenance responsibilities and</p>

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	financial assurances will be provided consistent with this section.
<p>14.16.110 - Open space. 3. Public Open Space. The city may require the applicant to maintain all public open spaces and related facilities for a specified period after completion of the PUD.</p>	<p>The project is <u>potentially inconsistent</u> with this standard. The project proposes private common open space areas; however, any public open space and associated facilities have not yet been defined, and no provisions have been identified regarding interim maintenance responsibilities following project completion. Please provide additional documentation demonstrating compliance with this section.</p>
<p>14.16.110 - Open space. 4. Common Open Space. The common open space shall be deeded to the homeowners' association and held in undivided ownership by the residents of the PUD. Preservation and maintenance of all common open space and communal recreational facilities shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvement running with the land as described in the approved final development plan.</p>	<p>The project is <u>potentially inconsistent</u> with this standard. Please identify the extent of common open space and provide documentation demonstrating that such areas will be deeded to a homeowners' association and maintained pursuant to restrictive covenants consistent with this section.</p>
<p>14.16.120 - Landscaping. Landscaping shall be installed and maintained in accordance with the approved development plan. Prior to the issuance of any permits, a landscaping bond shall be posted with the city to ensure installation and maintenance. Along each side or rear yard of the PUD district abutting property zoned other than PUD, an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent properties from impacts of noise or lighting and to provide separation between different uses. Such buffer shall be included in the development plan.</p>	<p>The project is <u>potentially inconsistent</u> with this standard subject to review and approval by the City's Architectural Review Board</p>
<p>14.16.130 - Homeowners' association. At the time of submittal of the development plan, the applicant shall file a description of the proposed organization of the homeowners' association including conditions, covenants and restrictions (CC&R's) that will govern the association. Such description shall be</p>	<p>The project is <u>potentially inconsistent</u> with this standard. Please provide a description of the proposed homeowners' association organization or draft conditions, covenants, and restrictions (CC&Rs) that demonstrate compliance with this section.</p>

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<p>reviewed by the city attorney who shall make a recommendation to the planning commission. Required provisions shall include, but not be limited to, the following: The homeowners' association shall be established before the homes are sold. 2. Membership shall be mandatory for each home buyer and any successive buyer. 3. The association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other facilities. Provisions for maintenance of open space and private roads shall not be altered, amended, or repealed without the express consent of the city. 4. Homeowners shall pay their pro rata share of all costs of the association and the assessment levied by the association can become a lien on the property. 5. The association shall be able to adjust the assessment to meet changed needs.</p>	
<p>Chapter 14.54 PARKING REGULATIONS</p>	
<p>14.54.030 - General regulations. 2. For all development other than single-family residential and subject to the requirements of a development plan, the planning commission shall determine if there is a need to provide for bicycle parking. If such a need exists, the planning commission shall then determine the required number of parking spaces, bike racks, and locking devices that shall be provided.</p>	<p>The project is <u>potentially inconsistent</u> with this standard subject to Planning Commission review of the Development Plan to determine potential requirements for bicycle parking facilities.</p>
<p>14.54.040 - Parking spaces required. 1.b Multiple-family dwellings (including two-family duplexes): (1) For each single bedroom or efficiency dwelling unit designed and intended to accommodate not more than two persons: one covered space per unit, either a carport or a garage; (2) Two or more bedroom dwellings: a minimum of one covered parking space per unit plus one parking space per unit in a paved parking area; (3) Visitor parking: one parking space per three dwelling units;</p>	<p>The project is <u>consistent</u> with this standard. The project proposes two covered parking spaces within garages for each unit, which meets or exceeds the minimum requirement of one covered space plus one additional space per unit. Additionally, 36 visitor parking spaces are also proposed which exceeds the required ratio of one space per three dwelling units (32 spaces). Parking areas are located within the development in proximity to the units they serve. Final confirmation that all parking spaces are located within 200 feet of</p>

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<p>(4) Parking spaces shall not be located more than two hundred feet from the building served by such spaces, except as hereinafter provided.</p>	<p>the buildings served will occur through Development Plan review.</p>
<p>14.54.070 - Size, location, and design of parking spaces. 1. Size. a. Parking spaces shall be nine feet wide by eighteen feet long. The minimum width for parking spaces for handicapped persons shall be twelve feet. b. Bicycle parking spaces shall be eight feet by two feet in size; bicycle racks and locking devices shall also be provided.</p>	<p>The project is <u>potentially inconsistent</u> with this standard subject to Planning Commission review of the Development Plan to determine potential requirements for bicycle parking facilities.</p>
<p>14.54.070 - Size, location, and design of parking spaces. 2. Location. a. Off-street parking spaces shall not be located in the required front or side yard setback area unless specifically so provided in the district regulations. Provisions shall be made for direct access from the street to each parking space. Such access shall be adequate for standard size automobiles unless specifically otherwise provided in the district regulations. b. For all types of dwellings, the parking spaces shall be provided on the same site on which the dwelling(s) is located. c. For nonresidential structures or uses, the required parking spaces shall be provided within five hundred feet of the main building or site if there is no main building.</p>	<p>The project is <u>inconsistent</u> with this standard. Parking spaces are proposed on the same site as the dwelling units and are generally accessed from the internal roadway network. However, garages with a tandem parking arrangement are proposed for some of the units, which would not allow direct access from the street to each parking space.</p>
<p>14.54.070 - Size, location, and design of parking spaces. 3. Construction and Design. a. All parking areas shall be graded and drained so as to dispose of all surface water without erosion, flooding, and other inconveniences or hazards. b. Uncovered parking areas and driveways shall be paved with a minimum of two inches of asphalt, concrete, or equivalent on a suitable base. c. Parking spaces shall be marked and access lanes clearly defined. Bumpers and wheel stops shall be installed as necessary. d. In all multiple residential, commercial, and industrial developments, parking areas shall be so</p>	<p>The project is <u>potentially inconsistent</u> with this standard. Please provide detailed civil, grading, drainage, lighting, and parking layout plans demonstrating compliance with the construction and design requirements of this section.</p>

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<p>designed that no vehicle shall be required to encroach into a street or sidewalk in backing out of a parking space.</p> <p>e. The design of parking areas shall not require the moving of any car to gain access to a required parking space.</p> <p>f. The design of parking spaces and the maneuvering space in connection therewith shall be in accordance with the requirements illustrated in Figures 14.54.070(1) and (2).</p> <p>g. All parking areas shall be adequately lighted. Such lighting shall be so arranged as to direct the light away from adjoining residences.</p>	
<p>14.54.080 - Landscaping/screening of parking areas.</p> <p>3. When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds three thousand six hundred square feet, the following shall be required, in addition to other provisions of this title, as part of the landscape plan:</p> <p>a. Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.</p> <p>b. Screening shall be provided along each property line consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four (4) feet in height. Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed thirty (30) inches in height for a distance of twenty-five (25) feet on either side of entrances or exits to the property.</p> <p>c. The requirements for screening may be waived or modified by the planning commission if adjacent property already has provided a solid wall not less than four (4) feet high.</p> <p>d. Prior to the issuance of any permits, a bond or bonds or cash deposit, in amounts to be determined by the community development department, to guarantee the installation of plantings, walls, and fences in</p>	<p>The project is <u>potentially inconsistent</u> with this standard. Please provide detailed plans demonstrating compliance with the landscaping, screening, and planting island requirements of this section.</p>

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<p>accordance with the approved plan, and adequate maintenance of the planting for three (3) years shall be filed with the city. Bonds or cash deposits for installation will be released at the time of the approval by the community development department of the installation. The remaining maintenance bond or cash deposit shall be released at the end of the three (3) year period provided the planting has been adequately maintained.</p>	
<p>Chapter 14.48 - CA COASTAL APPEALS OVERLAY DISTRICT</p>	
<p>14.48.010 through 14.48.030 The purpose of the CA overlay district is to set forth special permit procedures for development located in the coastal appeals area, as defined in the city's official zoning maps, since development in this area is subject to appeal to the state Coastal Commission. The intent is to provide opportunities for the maximum amount of public participation in the review of such development by requiring a public hearing.</p>	<p>The project is <u>consistent</u> with this section. The project site is located within the Coastal Appeals Overlay District. This chapter establishes procedural requirements for projects located within the appealable area, including the requirement for public hearings and the opportunity for Coastal Commission appeal. The proposed project will be processed in accordance with these procedures; therefore, the project is consistent with the purpose and intent of this chapter.</p>
<p>Chapter 14.50 - GENERAL USE AND DEVELOPMENT STANDARDS</p>	
<p>14.50.010 - Coastal plan development standards. The following policies as set forth and adopted in the city coastal land use plan are incorporated into this title. These policies shall serve as development standards for all development subject to the provisions of this title. Nothing in this chapter shall be deemed to obligate any city expenditure without an express appropriation of funding for the same by the city council.</p> <p>1. General.</p> <p>a. Where policies within the land use plan overlap, the policy which is the most protective of resources i.e., land, water, air, etc., shall take precedence.</p> <p>b. Where there are conflicts between the policies set forth in the land use plan and those set forth in any element of the city's existing general plan or existing regulations, the policies of the land use plan shall take precedence.</p> <p>c. The density specified in the land use plan for a particular parcel may be reduced if it is determined</p>	<p>The project is <u>potentially inconsistent</u> with this standard. This section incorporates the policies of the City's Coastal Land Use Plan as development standards applicable to all development within the Coastal Zone and establishes that, where policies overlap or conflict, the policies that are most protective of coastal resources shall take precedence.</p> <p>As discussed throughout this consistency analysis, several key Coastal Land Use Plan policy areas have not yet been demonstrated to be satisfied by the proposed project, including but not limited to, the environmentally sensitive habitat area and visual resources.</p> <p>Until sufficient technical information and revised project plans are provided to demonstrate consistency with the applicable Coastal Land Use Plan policies and that the</p>

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that such reduction is warranted by conditions specifically applicable to the site, such as topography, geologic, or flood hazards, habitat areas, or steep slopes, particularly when such constraints are indicated by the overlay designations on the land use plan maps.	development has been sited and designed in a manner most protective of coastal resources, consistency with this section cannot be determined.
<p>14.50.010 - Coastal plan development standards.</p> <p>2. Water and Other Public Service Systems.</p> <p>a. All new development shall be served by the Carpinteria county water district. At such time as extractions from the groundwater basin have reached the safe yield level, use of a private water well for new development shall be grounds for denial of the project.</p> <p>b. At such time as a permanent increase in the water supply of the Carpinteria county water district is obtained (through development of surface water facilities, wastewater reclamation, desalinization of sea water, etc.), prior to issuing a development permit for any nonpriority use, the city shall make the finding that an adequate supply of water is being held in reserve to accommodate the priority uses established for the city.</p> <p>c. Resource-conserving water devices shall be used in all new development.</p> <p>d. Prior to issuance of a development permit, the city shall make the finding, based on information provided by the applicant or other agencies that adequate services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</p>	<p>The project is <u>potentially inconsistent</u> with this standard. The Carpinteria Valley Water District has provided an Intent-to-Serve letter for the project, which indicates that water service may be available subject to standard conditions. The project has also received an Intent-to-Serve letter from the Carpinteria Sanitary District. However, final confirmation of service capacity, infrastructure requirements, and conditions of service have not yet been fully evaluated or documented for all utilities.</p> <p>The project has not yet demonstrated that adequate roadway access and emergency ingress/egress will be provided, which is a required component of adequate public services under this section.</p> <p>Until sufficient documentation is provided to demonstrate that adequate water, sewer, roadway, and other public services are available to serve the project without adversely affecting existing service levels, consistency with this section cannot be determined.</p>
<p>14.50.010 - Coastal plan development standards.</p> <p>3. Hazards.</p> <p>a. Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to threats from, and impacts of geologic hazards arising from seismic events, tsunami run up, landslides, beach erosion, or other hazards such as expansive soils and subsidence areas. In areas of</p>	<p>The project is <u>potentially inconsistent</u> with this standard. Please provide documentation demonstrating compliance with geotechnical recommendations and applicable building standards.</p>

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<p>known geologic hazards, a geologic report may be required. Mitigation measures shall be applied where necessary.</p> <p>b. Major structures such as schools, hospitals, or communications facilities shall be sited a minimum of fifty feet from a potentially active earthquake fault. Greater setbacks may be required if local geologic conditions warrant.</p>	
<p>14.50.010 - Coastal plan development standards.</p> <p>10. Visual Impacts of Development.</p> <p>a. Broad unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. 101, shall be preserved to the extent feasible. In addition, new development that is located on or adjacent to bluffs, beaches, or streams, or adjacent to Carpinteria Marsh shall be designated and sited to prevent adverse impacts on the visual quality of these resources. To preserve views and protect these visual resources, new development shall be subject to all of the following measures:</p> <p>(1) Provision for clustering development to minimize alterations to topography or to avoid obstruction of views to the ocean;</p> <p>(2) Height restrictions to avoid obstruction of existing views of the ocean from the nearest public street;</p> <p>(3) In addition to the bluff setback required for safety additional bluff setbacks may be required for ocean-front structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures;</p> <p>(4) Special landscaping requirements to mitigate visual impacts.</p> <p>b. New development, or redevelopment, in the downtown section of the city shall be in conformance with the scale and character of the existing community and consistent with the city's theme of a small beach-oriented community.</p>	<p>The project is <u>potentially inconsistent</u> with this standard. The project site is located on the north side of the Highway 101 and is visible from multiple public vantage points, including the Carpinteria Bluffs, Carpinteria Avenue, and surrounding public open space areas. Please provide a visual impact assessment or sufficient analysis to demonstrate that the project has been designed and sited to avoid or minimize impacts to public views of the mountains and coastal resources.</p>

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<p>14.50.020 - Accessory structures.</p> <p>1. No accessory structure shall be constructed on a parcel until construction of the principal structure has begun, and no accessory structure shall be used unless the principal structure on the lot is also being used.</p> <p>2. An accessory structure erected as an integral part of the principal structure shall comply in all respects with the use, yard, and height requirements applicable to the principal structure.</p> <p>3. Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback; provided, that it is located no closer than ten feet to the principal structure and that it occupies no more than forty percent of the rear yard. (See Section 14.50.070(3))</p> <p>4. No accessory structure on a corner lot shall be located closer to the street right-of-way than the principal building on that parcel, nor within any side or front yard setback area.</p> <p>5. For a corner lot backing on a key lot, no accessory structure shall be located closer than ten feet to the rear property line.</p>	<p>The project is <u>consistent</u> with this section. The project includes the construction of a Pool House within the Common Open Space area that complies with the provisions of this section in relation to height, setbacks, and location. The timing of the construction of the pool house would be addressed within the project conditions of approval.</p>
<p>14.50.040 - Swimming pools.</p> <p>1. Swimming pools and attendant structures shall be classified as accessory uses in all zoning districts.</p> <p>2. A swimming pool or any attendant structure shall not be located in the required front or side yard setback area and shall not be closer than five feet to any other property line.</p>	<p>The project is <u>consistent</u> with this section. The project includes the construction of a swimming pool and spa within the Common Open Space area that complies with the provisions of this section in relation to setbacks and location. The pool equipment would be contained in the Pool House described above. The timing of the construction of the swimming pool and spa would be addressed within the project conditions of approval.</p>
<p>14.50.050 - Fences, walls, and landscape plantings.</p> <p>3. In all other districts, fences shall be reviewed by the architectural review board in the development plan process.</p>	<p>The project is <u>potentially inconsistent</u> with this standard subject to review and approval by the City’s Architectural Review Board.</p>
<p>Chapter 14.58 - SIGN REGULATIONS</p>	
<p>14.58.010 through 14.58.230 If the project proposes any signage that is not exempt</p>	<p>The project is <u>potentially inconsistent</u> with this standard. Please confirm whether signage</p>

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pursuant to 14.58.030, any signage must comply with the regulations contained in Chapter 14.58, particularly 14.50.070.	is proposed and, if so, please provide a signage program demonstrating compliance with the regulations contained in Chapter 14.58, including applicable location, size, and design standards.
Chapter 14.68 - DEVELOPMENT PLAN	
<p>14.68.010 through 14.68.040. The project requires a Development Plan. The purpose and intent of the development plan is to provide a comprehensive review of development that is subject to the requirements of this chapter in order to assess potential impacts of the proposed development on existing services and surrounding uses and to ensure that new development is appropriately sited and designed.</p>	<p>The project is <u>consistent</u> with this Chapter because an application for a Development Plan was submitted and deemed complete. The Development Plan process provides the mechanism for comprehensive review of the proposed development, including evaluation of potential impacts on surrounding uses, services, and site design.</p>
Chapter 14.75 - INCLUSIONARY HOUSING REQUIREMENT	
<p>14.75.020 - Applicability. As a condition of approval, all residential development projects of five or more housing units involving a subdivision map for the purpose of creating individual ownership units or parcels shall construct twelve (12) percent of the total units for a target sales price set at a price affordable to households earning one hundred twenty one (121) percent of the area median income.</p>	<p>The project is <u>consistent</u> with this Chapter and Section 14.75.020. The project proposes 12 deed-restricted affordable units, which meets the City’s inclusionary housing requirement of 12% for a 96-unit development. Compliance with affordability controls, pricing, and implementation mechanisms would be addressed through conditions of approval. Therefore, the project is considered consistent with this section.</p>
Title 16 – SUBDIVISIONS	
<p>Chapters 16.04 through 16.45 This Chapter provides the standards and provisions for subdivisions.</p>	<p>The project is <u>consistent</u> with this Chapter. The project includes a Tentative Tract Map subject to the requirements of Title 16 of the Carpinteria Municipal Code and the Subdivision Map Act. The Tentative Map has been reviewed by the City Surveyor and applicable departments, and comments have been addressed in subsequent submittals. Final compliance with Title 16 standards, including improvement requirements, dedications, and map conditions, would be ensured through the Tentative Map approval process and associated conditions of approval. Therefore, the project is considered consistent with the</p>

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	applicable provisions of Title 16, subject to final map approval/recording.