

STAFF REPORT
COUNCIL MEETING DATE
August 8, 2011

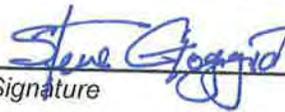
ITEM FOR COUNCIL CONSIDERATION

**ALBERTSONS GROCERY STORE EXPANSION PROJECT
AND CASITAS PLAZA REMODEL**

Case No. 10-1547-CUP/DPR/CDP

REQUEST OF KENT HEASLEY FOR ALBERTSONS, INC. TO EXPAND THE EXISTING GROCERY STORE AT CASITAS PLAZA INTO AN ADJACENT VACANT RETAIL SPACE OF 21,440 SQUARE FEET AND TO REMODEL THE EXISTING SHOPPING CENTER. THE FLOOR AREA OF ALBERTSONS WOULD INCREASE FROM 20,062 SQUARE FEET TO 40,290 SQUARE FEET.

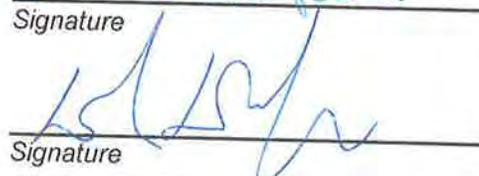
Report prepared by: Steve Goggia, Senior Planner
Community Development Department


Signature

Reviewed by: Jackie Campbell, Director
Community Development Department


Signature

Reviewed by: Dave Durlfing, City Manager


Signature

RECOMMENDATION

Action Item X; Non-Action Item ___

Approve the expansion of Albertsons grocery store and associated upgrades to the Casitas Plaza shopping center.

Motion: I move to adopt Resolution No. 5331 to approve Project Number 10-1547-CUP/DPR/CDP to allow the expansion of Albertsons grocery store and upgrades to the Casitas Plaza shopping center with the amendment to page 9-27 of the Final EIR as presented in the staff report.

I. PROJECT DESCRIPTION

Conditional Use Permit/Development Plan Revision/Coastal Development Permit: Albertsons grocery store proposes to expand the existing store at Casitas Plaza into an adjacent vacant retail space of 21,440 square feet. The floor area of Albertsons would expand from 20,062 square feet to 40,290 square feet.

The expanded store would allow Albertsons to provide for larger floor area for each department; a new bakery department; a new pharmacy department; wider sales aisles between display gondolas; and additional check-out counters. New architectural elements would be integrated into the existing storefront canopy to provide a wind screen while additionally screening shopping carts, vending machines and outdoor sales areas. Also, new architectural elements complementary to the Albertsons storefront would be integrated into other existing storefronts within Casitas Plaza.

The proposed expanded store would be one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes 30% less energy than other grocery stores nationwide. The proposal includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce Freon use, "best in class" HVAC systems and waste management/cardboard recycling.

The entire Casitas Plaza Parking Lot would be improved with a lighted pedestrian path from Casitas Pass Road through the parking lot to the Albertsons entrance. The parking lot would be reconfigured by revising the parking layout and landscape islands in the northwest portion of the parking lot and adjusting parking and landscape islands in the main parking area. All parking lot lighting would be replaced with energy efficient lighting that would minimize light pollution. Other improvements include new planter areas, new landscape elements and new site drainage inserts to implement storm water Best Management Practices.

The Santa Barbara Airbus pick-up/drop-off area would be relocated away from the heavily used two-way driveway adjacent to the IHOP restaurant to a lesser used secondary one-way driveway at the southwest corner of the site. This move would help to reduce potential circulation conflicts within the parking lot. Additionally, new bicycle racks would be located adjacent to several of the store entrances in order to facilitate bicycle ridership to the shopping center.

The Overall Sign Plan for Casitas Plaza Shopping Center is also proposed to be modified. Proposed site signage includes a tower element with signs along the property line facing Highway 101, a new monument sign at the Casitas Pass Road entrance and a monument sign at the Carpinteria Avenue entrance. Albertsons and CVS are proposed to be the only tenants identified on both freeway and monument signs. Plans are attached as Exhibit 1, Attachment B.

II. BACKGROUND

Site Characteristics

The project site is located in the Downtown/Old Town subarea of the City of Carpinteria, just south of U.S. Highway 101, within the existing 9.5-acre Casitas Plaza shopping center. Casitas Plaza is located on the northeast corner of Casitas Pass Road and Carpinteria Avenue and, together with adjacent commercial structures, contains approximately 106,000 square feet of commercial space. The existing buildings that make up Casitas Plaza are all single story structures, ranging from approximately 17 feet to 22 feet in height. The project site is entirely paved or developed with structures, except for street frontage landscaping and small planters scattered throughout the parking areas.

The site is zoned Commercial Planned Development (CPD) and has a General Commercial (GC) land use designation. The site has been developed as the Casitas Plaza shopping center since 1970.

Retail Establishments Over 20,000 square feet

In January of 2008, the City received an application from Vons seeking to relocate from its existing site on Linden Avenue by demolishing the existing Rite Aid and Albertsons stores and building a new Vons grocery store of approximately 40,000 square feet in the Casitas Plaza Shopping Center. The proposed size of the store is notable because the largest retail store in Carpinteria at that time (and today) is Vons on Linden at 29,000 square feet. In response, the City received several letters and much public testimony at a Council meeting of January 14, 2008 expressing concern about potential impacts from a single, large grocery store including traffic and parking and the potential loss of competition, employment, local character and economic vitality.

Councilmembers echoed the public concern about possible impacts of a single, large store including traffic and parking and the potential erosion of the City's small town image. Concerns were also expressed that a single, large store could result in more vehicle trips in the community and a corresponding loss of convenience and fewer trips by bike or foot. It was also noted that these concerns were not unique to large grocers, but that all large-scale retailers could create similar issues in Carpinteria. As a result, the community and Councilmembers indicated an interest in regulations that would address issues related to large-scale retail development. The City Council directed staff to research and report back on the idea of a so-called "big box" ordinance.

Following numerous public meetings where public testimony was received on January 28, February 25, March 24, April 28, May 27, June 23 and August 11, 2008, the City Council adopted new regulations, pursuant to Ordinance No. 632 (attached as Exhibit 6). This ordinance is codified as Carpinteria Municipal Code Sections 14.20.045 and 14.62.070 and requires that the City Council, upon the Planning Commission's

recommendation, review all Conditional Use Permit applications for retail uses greater than 20,000 square feet in gross floor area.

The regulations require seven special findings specific to retail stores over 20,000 square feet be made, in addition to the findings required for all Conditional Use Permits in order for the City Council to approve such an application. The special findings focus on meeting local demand, avoiding over-concentration of particular uses, encouraging amenities that enhance local character, minimizing traffic problems, providing sufficient parking, enhancing alternative transportation options and avoiding local economic impacts.

The Vons Companies Inc. lease at Casitas Plaza was terminated on February 29, 2008; the application for the proposed Vons store at Casitas Plaza was withdrawn on May 6, 2008. These actions occurred during the initial discussions of the Council's consideration of a so-called "big box" ordinance, prior to adoption of Ordinance 632. On August 15, 2008 Vons submitted an application to remodel its existing Linden Avenue grocery store and parking lot. The application received review and a recommendation of approval from the City's Architectural Review Board prior to approval by the Community Development Director on October 14, 2008. The remodel was completed in May of 2009 for the 29,000 square foot store.

Rite Aid vacated the Casitas Plaza tenant space in June of 2008, opening on Linden Avenue in July 2008; the tenant space has been vacant since that time. Longs/CVS Pharmacy moved into the space in Casitas Plaza formerly occupied by Island View shortly thereafter.

Albertsons submitted a conceptual review application for the proposed development to expand the grocery store and remodel the shopping center on November 9, 2009. The formal application that is the subject of this review was submitted on April 22, 2010.

Conceptual Review of Albertsons Proposal

Pursuant to the direction provided in Ordinance 632, and as now found in Section 14.20.045 (Regulation of size of retail stores) and Section 14.62.070 (Special findings for retail stores over 20,000 square feet), conceptual review of the Albertsons proposal to expand into the former Rite Aid space was considered by the City Council on January 25, 2010.

The applicant demonstrated the existence of public support for the proposal through submittal of 1,803 local public outreach survey cards in favor of the expansion and seven opposing the project. Members of the public speaking on the proposal also indicated support and provided their thoughts regarding necessary upgrades to the entire shopping center and the need for two grocery stores in Carpinteria. Individual councilmembers also expressed general support for the project concept and improvements to Casitas Plaza, noting that the architecture should reflect the City's small beach town image. The applicants were asked in their development of formal

application materials to keep in mind the seven special CUP findings that must be made in order for the City to approve the proposal. Minutes of this meeting are attached as Exhibit 2.

Prior to consideration of the concept plans by the City Council, the proposal was brought to the ARB for conceptual review on December 17, 2009. Similar to the comments made at the City Council hearing, members of the public spoke out regarding the need to upgrade the entire Casitas Plaza shopping center, as well as the Albertsons storefront.

Boardmembers liked the idea of the new architectural forms to break up the linear elevation, although they felt that the architecture needed to better reflect Carpinteria's simple style. The Board also noted that the shopping center needed to be more pedestrian friendly and that parking lot safety needed to be addressed.

Current Project Review

The Albertsons project design team responded to the comments made at the conceptual hearings and submitted this current application on April 22, 2010. As presented in the project description, the Albertsons expansion proposal includes overall upgrades to Casitas Plaza shopping center including an improved parking lot layout, pedestrian safety improvements throughout the parking lot, new lighting, improved storm water drainage systems and updated architectural elements, landscape and signs.

Architectural Review Board (ARB)

The proposal was brought to the ARB for preliminary review on June 17, 2010 and returned on July 29th where a recommendation for preliminary approval was given for the expansion of Albertsons, improvements to the storefronts at several locations within Casitas Plaza, and improvements to the Casitas Plaza parking lot, landscaping and lighting. The Board was appreciative that the Albertsons expansion was a catalyst for much needed improvements to the entire Casitas Plaza shopping center.

Proposed new signs for Casitas Plaza are included with this current application. The signs were also reviewed at these public hearings, although continued to the meetings of October 28, 2010, April 28, 2011 and May 26, 2011. While it took several meetings to consider various design concepts for the proposed new signs, the ARB made a recommendation for preliminary approval on May 26th. At this meeting, the Board recommended approval of the aesthetics and architecture for a tower sign proposed along the back side of the building facing the highway, though there was discussion regarding the appropriate height of the tower.

The Board requested that a boom truck be used to hang story poles representing the tower at 35 and 40 feet in order to see what the tower would look like from several vantage points. On Friday June 24, 2011 the story poles representing the tower at 30

and 40 feet were suspended at the proposed location. The ARB, Planning Commission and City Council were informed and encouraged to view the representation. As presented below, the Planning Commission made a recommendation during its review of the proposal that the City Council consider reducing the height of the proposed tower to 35 feet. Minutes from the ARB meetings are attached as Exhibit 3.

Planning Commission

On July 5, 2011, the Planning Commission held a public hearing to consider the proposed project. At that meeting, the Commissioners unanimously (4 – 0, Allen absent) recommended that the City Council make the required findings and approve the project. The meeting was well attended by members of the public and their comments were generally in support of the project, with a few suggestions for minor modifications to the proposal. A summary of the items discussed by the Commission are presented below.

1. *Modify the number of parking spaces required for Casitas Plaza to allow fewer than the 502 spaces required under the Zoning Code for the shopping center.*

In 1984, the Planning Commission made a determination that there should be 420 parking spaces at the shopping center. Since that time, there have been no changes to square footage that would change this number, nor has there been any evidence that the number of parking spaces is inadequate. Because it has been many years since that determination was made and a Revised Development Plan is being considered now, staff felt that it would be prudent for the Council to formally approve a Modification to the required number of parking spaces as part of this current application. Ultimately, the Planning Commission agreed that a Modification would be appropriate and recommended that the City Council approve such a request.

2. *Modify the landscaping requirement to less than the minimum 10% currently required by the Zoning Code.*

The proposal would increase the legal nonconforming amount of landscaping at the shopping center from 5.04% to 5.83%, still under the minimum 10% required by zoning. The Planning Commission indicated a preference for more landscaping, but did not want to affect the number of parking spaces proposed. In response, the applicants have amended the proposed landscaping strip along Casitas Pass Road to further screen the parking lot area. However, the overall landscaping coverage remains below the 10% minimum, and a Modification is appropriate to allow this reduction in landscaping coverage to continue.

3. *The proposed tower should not exceed 35 feet in height.*

The Planning Commission agreed that the tower sign fronting Highway 101 should not exceed 35 feet in height. The tower offers a point of architectural interest within the shopping center and provides a sign that is visible from the highway. However, one

commissioner did indicate opposition to the inclusion of any tower, but still supported the project overall.

4. *Provide four accessible parking spaces immediately in front of Albertsons.*

This issue was raised in the public comments made at the Planning Commission meeting and was supported by the Commission. The applicants have revised the site plan to show four accessible parking spaces directly in front of Albertsons and two additional accessible spaces adjacent to the pedestrian path in front of Albertsons. In total, the number of accessible parking spaces at Casitas Plaza would increase from nine to 12, more than required by current Building Code standards.

5. *Consider additional landscaping along Casitas Pass Road without reducing the number of parking spaces, if possible.*

Based on comments from the Planning Commission regarding the view of the shopping center from Casitas Pass Road, the applicants have revised the site plan to show removal of the existing hedge along Casitas Pass Road and replacement with a mix of flowering plants and trees. The plan also shows that the 32-inch high wall separating the landscaping from the parking area would be relocated back into the parking lot at four locations along Casitas Pass Road to provide visual interest and space to plant four Queen Palms. Adding landscaping and moving the wall sections farther into the property affects four parking spaces, causing them to be reduced in size. Therefore, this revision to the site plan requires an additional modification to the parking requirements to allow four of the parking spaces to be compact car spaces. However, consistent with the Planning Commission direction, it does not reduce the overall number of parking spaces provided in the shopping center.

6. *Appropriate sized specimen trees (36-inch box) should be specified in the landscape plan.*

Condition # 2 has been modified to specify minimum plant sizes and final review of the landscape plan by the ARB.

7. *Address standing water in the parking lot drains in the site drainage plans.*

The Commission responded to public comments regarding the on-site drainage system by suggesting that the Public Works Department conditions be revised to require that the existing roof drain system be modified so that no standing water will collect on-site. This has been achieved through a revision to project specific condition #4. Revised drainage plans and water quality improvement features will be reviewed and approved prior to issuance of a building permit.

8. *Address outdoor display of merchandise.*

The Planning Commission discussed the issue of outdoor merchandise displays and how such displays impact the ability of pedestrians to navigate the storefront sidewalks. Staff advised the Commission that a condition had been included in the permit to restrict the bulk storage of materials or sales items outside, but to allow for displays of limited size that would not obstruct pedestrian access. However, some bulk items will still be allowed in front of the Albertsons store where they will be screened by the new entry design. Seasonal sales for items such as Christmas trees and pumpkins will continue as they have in the past.

Minutes from the Planning Commission meeting of July 5th are attached as Exhibit 4.

III. ENVIRONMENTAL

An Environmental Impact Report (EIR) was prepared for this project. The EIR found the potential for significant impacts in the areas of aesthetics, air quality, cultural resources, geology/soils, hydrology/water quality and noise. With the incorporation of the identified mitigation measures, all of these impacts are reduced to less than significant levels. There were no Class I Significant Unavoidable impacts identified.

The Draft EIR was available for a 45-day public review period from March 31, 2011 until May 16, 2011. In order to provide ample opportunity for public input, an EIR scoping meeting was held on December 20, 2010. On April 21, 2011, the Environmental Review Committee (ERC) held a noticed public hearing on the DEIR. Members of the ERC requested clarification of some of the project's components including storm water filtration, night sky friendly parking lot lighting and the proposed improvements to narrow the one-way driveway out from Casitas Plaza to Carpinteria Avenue and restrict it to a right turn only. No members of the public other than the applicant's team were in attendance for these public meetings. Minutes from both meetings, comment letters received and the State Clearinghouse review letter indicating compliance with the CEQA review requirements are attached to the Proposed Final EIR which has been revised pursuant to the comments received.

There is one minor change to the text of the Proposed Final EIR in Section 9.0, Responses to Comments on the Draft EIR. The last paragraph on page 9-27 should be amended to read:

The commenter also provides substantial historical background information on the history of the project and another grocery store project previously proposed for ~~a different~~ the same site.

This change does not affect the conclusions or the findings of the EIR or staff report.

The Proposed Final EIR Executive Summary is attached as Exhibit 5. The entire EIR is available on the City's website at www.carpinteria.ca.us. Copies of the document are available at the Community Development Department at City Hall and at the Carpinteria branch of the Santa Barbara Public Library.

IV. ANALYSIS

The Carpinteria General Plan/Coastal Plan designates the project site General Commercial (GC) and the property is zoned Commercial Planned Development (CPD). The General Commercial land use category allows a mixture of retail, wholesale, service and office uses, and includes a variety of commercial intensities. As described in Section 14.20.010 of the Zoning Code, the purpose of the CPD zone district is to provide appropriately located areas for office uses, retail stores, service establishments and wholesale businesses, offering commodities and services required by residents of the city and its surrounding market area. The Casitas Plaza shopping center has been operated since 1970 with commercial uses, including the existing Albertsons retail grocery store as well as CVS pharmacy, the former Rite Aid pharmacy and adjacent in-line stores and restaurants. The proposed expanded commercial retail use is consistent with the existing ongoing uses approved for Casitas Plaza under the existing General Plan/Coastal Plan and zoning designations.

Zoning Code Development Standards

The following table identifies the project's conformance with Municipal Code requirements.

Standard	Requirement/Allowance	Proposal
Building Height	30-foot maximum, although chimneys and similar architectural features may exceed this building height limit	Approximately 23 feet existing, 30 feet proposed, although the new sign tower element is proposed to exceed this height as an architectural feature
Setbacks	35 feet from the centerline of any street or five feet from a property line	All existing structures are in compliance and the proposed project would not alter this status as all new architectural elements would also comply
Landscape	Not less than 10% of the net area	5.04% (18,350 sf.) existing 5.83% (21,228 sf.) proposed Considered legal non-conforming, although the percentage of landscaping increases with this proposal

Parking	The Zoning Code requires 502 spaces (465 spaces on APN 001-070-063 and 37 spaces on APN 001-070-049). In 1984, the Planning Commission made a determination that only 420 spaces are required for the entire Casitas Plaza shopping center.	<u>APN 001-070-063</u> 431 spaces existing 432 proposed <u>APN 001-070-049</u> 5 spaces existing 5 proposed
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Development Plan Modifications

As noted above, the Planning Commission recommended that the City Council approve Modifications from the City's parking and landscape requirements to accommodate the proposed project. CMC Section 14.50.120 notes that in reviewing a Development Plan:

The Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it determines that such modification is necessary to accommodate an innovative project which would result in at least one of the following public benefits:

- *Energy efficient heating/cooling; or*
- *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
- *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

Parking: A Modification is required to reduce the number of parking spaces for the Casitas Plaza shopping center. The Zoning Code requires 502 spaces for the entire center (APN 001-070-063 and 001-070-049). However, in 1984, the Planning Commission made a determination that 420 spaces was an adequate amount of parking for the entire center. Minutes from the Planning Commission's meetings of January 3 and February 6, 1984 are attached as Exhibit 7. There have been no changes to square footage since 1984 that would alter this number of parking spaces previously determined by the Planning Commission to be sufficient.

The parking requirement for a shopping center is based on the overall square footage of the commercial spaces within the center, not on the specific types of retail uses (e.g., restaurant, drug store, bank). The current proposal includes 432 spaces on APN 001-070-063 and 5 spaces on APN 001-070-049) for a total of 437 parking spaces for the entire shopping center. Staff notes that APN 001-070-049 is under separate ownership and not a part of this current application. Evidence presented to the City suggests that the amount of parking currently provided on the site is adequate based on local experience; the parking lot has never been completely occupied even when the center was at or near 100% occupancy, and portions have been used for Christmas tree or parking lot sales.

In order to allow flexibility for future tenants and the possibility for additional landscaping and/or accessible parking spaces, staff is recommending that the City Council modify the number of required parking spaces for APN 001-070-063 to require 423 spaces (2% fewer spaces than currently proposed by the applicant). The parking demand analysis prepared by Associated Transportation Engineers (ATE) at the request of the applicant (ATE, July 29, 2010, on file with the application materials) indicates that for this size shopping center there is a weekday peak parking demand of 353 spaces and a weekend peak parking demand of 391 spaces for APN 001-070-063 based on empirical parking data collected for similar shopping centers presented in the Urban Land Institute Shared Parking Manual.

This analysis, along with the local experience of ample parking at the shopping center, demonstrates that 423 spaces is adequate for APN 001-070-063, bringing the minimum total number of parking spaces for the entire Casitas Plaza shopping center to 428. Again staff notes that the current proposal would provide 437 spaces for the entire shopping center (both parcels). Therefore, staff recommends that the Modification to allow for 423 spaces on APN 061-070-063 be approved.

The modification request would also include the provision of four compact parking spaces, with dimensions of nine feet by 16 feet rather than the standard parking space size of nine feet by 18 feet. The Zoning Code does not specifically require or limit the number of compact spaces that may be provided. Allowance for some portion of required parking for new development to be required as compact spaces has been common in California for many years. Therefore, relative to the compact spaces, staff recommends that the Council grant a Modification to allow up to four of the parking spaces to be compact in size, as this change allows for additional landscaping along Casitas Pass Road as discussed below.

Landscaping: Staff recommends that the Modification to reduce the amount of landscaping required for the shopping center to a minimum of 5.83%, below the minimum 10% required by the Zoning Code, be granted, as the proposal would increase the currently nonconforming amount of landscaping at the shopping center from 5.04% to 5.83%. In addition, landscaping will be added as recommended by the Planning Commission along the Casitas Pass Road frontage where the parking lot is most visible. In addition to the landscape plantings that will be added and/or rehabilitated throughout the center, a pedestrian walkway will be added with a trellis shade structure that will also enhance the look of the center, particularly the parking lot. Further, the Planning Commission included a recommended condition in their action that the Council require that specimen trees be installed at a minimum size of 36-inch box. This requirement has been included in the conditions of approval.

Summary regarding Modifications: As discussed above, Modifications to zoning requirements can be approved, provided that the project yields at least one of three stated benefit criteria. The proposed project is consistent with the first criterion required for approval of a Modification, which is the provision of energy efficient heating and cooling. The expanded Albertsons store would be one of three grocery stores

nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes 30% less energy than other grocery stores nationwide. The innovative project includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce Freon use, "best in class" HVAC systems and waste management/cardboard recycling. All of these factors support the finding that the Albertsons project is an innovative project that employs energy efficient heating and cooling. Each of the requested modification can be supported by this finding. For these reasons, the Modification request to reduce the required parking to 423 spaces on APN 001-070-063, to allow up to four compact parking spaces, and to allow for the continuation of the reduced amount of landscaping coverage (5.83%) at Casitas Plaza can be granted. The Development Plan Modification Findings are included in Exhibit 1, Attachment A.

Overall Sign Plan

Signage at Casitas Plaza is subject to an Overall Sign Plan approved as part of a Planned Sign Program specific to the shopping center. The Overall Sign Plan is proposed to be modified as part of this proposal.

The applicant requests to replace the existing 10'-2" tall Casitas Plaza sign positioned in the landscaped planter along Casitas Pass Road. The Planned Sign Program regulations allow ground (monument) signs, not to exceed eight feet in height, located in a landscaped area twice or more than the square footage of the sign. Ground signs for multitenant uses may not list individual tenants, only the name of the center. The proposed 12'-3" tall sign would identify Albertsons/Sav-on and CVS/Pharmacy only, thus requiring a Modification to the Sign Permit requirements. In order to approve the monument sign as proposed, the finding must be made that the Modification is required because the unique location of the business or use restricts signage placement and identification. Additionally, it must be found that the negative aesthetic impacts are insignificant or outweighed by the public interest.

The applicant believes that because the two major tenants are located far from Casitas Pass Road, the additional signage is necessary for proper identification of Albertsons and CVS. Throughout the ARB review process, staff has indicated that they could not support the requested Modification as wall-mounted signs are allowed under the Planned Sign Program to address exactly this type of situation rather than identifying individual tenants on a monument sign. Similar requests have been considered and rejected over the years. However, the Architectural Review Board recommended that the findings could be made and gave a recommendation of preliminary approval for the signs at the meeting of May 26, 2011.

Staff disagrees with the ARB recommendation on the signs in this case. With the addition of the tower which provides a sign with "Albertsons" and "CVS" that is visible to highway travelers, there is less need to identify the individual tenants on a monument sign that exceeds the Zoning Code standards. Therefore, staff recommends that the

monument sign on Casitas Pass Road not exceed eight feet in height and not list the individual tenant names but rather continue to list only the shopping center name as Casitas Plaza. The type, style and size of sign should be more consistent and compatible with the monument signs for IHOP and Chase Bank which are also situated along the Casitas Pass Road frontage, adjacent to the two Casitas Plaza driveways. Images of the signs are included in Exhibit 1, Attachment B.

In regard to the proposed tower sign, a height of 35 feet can be allowed without granting any Modification to Zoning Code requirements. The Overall Sign Plan would need to be revised to permit this freeway facing sign, but there is no need for any Modification as would be required with the applicant's proposed 12'-3" monument sign.

CUP Special Findings

In August of 2008, the City Council adopted an Ordinance that requires an expanded Conditional Use Permit process for retail uses greater than 20,000 square feet in size. Zoning Code Section 14.20.045 states that the City Council must approve a Conditional Use Permit in order for retail uses greater than 20,000 square feet in gross floor area to operate in the Central Business and Commercial Planned Development zones. In addition to the findings required for all Conditional Use Permits, Section 14.62.070 requires that seven special findings specific to retail stores over 20,000 square feet must be made in order to approve such a project.

- 1. The use and size of the development at the proposed location, enhances the balance of retail and service needs of residents and visitors, and promotes the concentration of use in the downtown area or an existing commercial node;*
- 2. The proposed use will not result in an over-concentration of that type of retail use in a particular area such as a shopping center or commercial district;*
- 3. The proposed use and development provides amenities, services and/or associated on-site or off-site improvements that enhance the unique small beach town character of the community;*
- 4. The proposed use minimizes adverse impacts to traffic such that no existing intersection volume to capacity ratio will decrease by more than five percent (5%), provided however, that no intersection level of service will degrade below a level of service C as defined in the circulation element;*
- 5. Adequate parking is provided on-site by meeting without exceeding the standards set forth in Chapter 14.54 of this code and/or other allowed parking programs as provided in the municipal code;*
- 6. The proposed development encourages alternative transportation by providing pedestrian and access amenities such as walkways, bus stops and bicycle racks; and*
- 7. The proposed use will not materially adversely affect the economic welfare of the city, its commercial districts, or existing local retail providers based on evidence provided by the applicant and reviewed and accepted by the city.*

A primary purpose of the General Plan and its implementing ordinances is to preserve the existing character and scale of the City as a "small beach town." This policy is implemented through the specific findings listed above that are required to be made for approval of a Conditional Use Permit for a retail store larger than 20,000 square feet in size. At the same time, the creation of a development review process that allows the City Council to review these types of applications, and approve them on a case-by-case basis if all of the findings can be made, fosters a competitive and diverse mix of retail establishments, promotes a more efficient use of land, and facilitates a safe and comfortable pedestrian scale environment. The shopping center is already built and has existed at the Casitas Plaza location for many years as one of the established commercial nodes within the City; no new square footage is being added to the overall retail commercial space within the City and the improvements to the shopping center will improve its aesthetics and functionality. Staff concurs that the seven special findings can be made for this project as recommended by the Planning Commission. The findings are presented in Exhibit 1, Attachment A.

General Plan/Coastal Plan

The project site is in Design Sub-area 2, the Downtown/Old Town District in the Community Design Element of the City's General Plan/Coastal Plan and can be found consistent with the following policies:

Land Use Element

Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the city's edge.*

Consistent. The proposed use would be commercial, and would be within an existing commercial development in an area designated by the General Plan/Coastal Plan and zoned for commercial use. The project would not involve greenfield development or other new development that could be considered sprawl. Redevelopment of the Casitas Plaza shopping center will revitalize this existing commercial node in the City's Downtown/Old Town District by providing a modern grocery store and an overall facelift to the 40-year old center. Redevelopment at this location avoids the need for retail space in other locations that could be considered sprawl if located at the City's edge. The project is also designed to promote the small beach town character by incorporating many of the services the public has come to rely upon in one convenient location, promoting interaction among locals and visitors.

Policy LU-3d. *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

Consistent. The proposed use would be located in an existing retail space, and would be within an established commercial node in an area designated by the General Plan/Coastal Plan and zoned for commercial use. Because there would be no net gain or loss in the citywide inventory of retail space, the balance between retail and service

needs would not be affected. The site would continue to serve residents and visitors as it has for 40 years. The grocery services, along with the pharmacy and bakery, will meet the demands and expectations of residents and tourists for food, beverages, sundries and medicine. The expansion of the Albertsons store is desirable in that it will result in a retail food store more in line with today's conventional grocery store standards. The larger store size will permit the store to compete in price and selection to reduce the leakage of sales from Carpinteria to Ventura and Santa Barbara.

Policy LU-3e. Direct commercial development toward the center of town and in established commercial nodes. Exceptions include visitor serving commercial uses in the Bluffs II sub-area, and commercial uses of a character, size and location that are intended solely to serve a specific neighborhood and thereby reduce vehicle trips.

Policy LU-3f. Encourage the remodeling and revitalization of neighborhoods and commercial areas in accordance with principles established in the Community Design Element.

Consistent. The proposed use would be located in an existing retail space, and would be within an established commercial node in an area designated by the General Plan/Coastal Plan and zoned for commercial use. No new retail space would be constructed. The expanded Albertsons grocery store will occupy a retail space that has remained vacant for over three years. It will also incorporate exterior, parking lot and lighting improvements that would revitalize the Casitas Plaza which could serve as a catalyst for other improvements to the shopping center.

Policy LU-3g. Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.

Consistent. The project would expand the retail space for one of the two major grocers in town giving shoppers a greater opportunity to obtain different products and compare prices locally, rather than drive to neighboring communities to shop. The project would create the potential for new employment opportunities by utilizing a currently vacant existing retail space without contributing to sprawl or changing the community's character by adding more retail space.

Community Design Element

Objective CD-1: 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.

Consistent. The proposed project does not involve the construction of new buildings, but rather use of existing vacant commercial space. The height of the building and the new frontage is consistent with the size, scale and form of the remainder of the Casitas Plaza shopping center and conforms to the Zoning Code requirements, except to the extent a prior non-conformity exists.

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

Consistent. New architectural elements would be integrated into the proposed project, as well as several other building frontages in the Casitas Plaza Shopping Center to provide a "facelift" to the shopping center and unify the improvements proposed for Albertsons with existing buildings located in Casitas Plaza. As required by the City's Municipal Code, the City's Architectural Review Board (ARB) reviews and provides recommendations regarding design and landscaping plans as they affect the architecture of structures and signs. The charge of the ARB is to "objectively review all projects submitted to determine whether the buildings, structures, landscaping, screening, signs and lighting are appropriate" (Municipal Code Section 2.36.080). The ARB has reviewed the proposed project and made a recommendation that the City Council approve the proposed project including the architectural elements and signs.

Objective CD-3: *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).*

Consistent. The project would not include new structures that might alter views from public and private viewsheds, nor would the architectural updating to the existing shopping center substantially alter a scenic vista or views from a state scenic highway. The proposed tower sign would be visible from the highway, but would not hinder views of the mountains or the sea.

Objective CD-7. *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.*

Consistent. The project would make use of a currently vacant existing retail space within the Casitas Plaza shopping center to accommodate expansion of the existing Albertsons store. The proposed parking lot, landscaping and façade improvements would enhance the existing Casitas Plaza shopping center. Additionally, staff has included a project specific condition (condition # 16) that requires a shopping cart containment system to be installed on the site to keep Albertsons' shopping carts from leaving the property.

Policy CD-7a. *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

Consistent. The proposed project would involve reuse of an existing vacant retail space which does not have street frontage. The space does have transparent "storefront" windows on its façade.

Policy CD-7b. *Buildings should be designed to incorporate signs that conform to the city's sign ordinance. Signs should be integrated with building architecture and adequately identify businesses. Freestanding monument signs are discouraged.*

Consistent. The proposed project would modify the Overall Sign Plan for Casitas Plaza shopping center to include a tower element functioning as a sign added to the backside of the building running parallel with the highway, a monument sign on the Casitas Pass Road frontage and a smaller monument sign on the Carpinteria Avenue frontage. Although monument signs are "discouraged" as a matter of general policy to avoid aesthetic impacts, they are considered appropriate in the context of the largest consolidated shopping centers in the City where monument signs currently exist, as is the case here. The monument sign would require final review by the Architectural Review Board but if approved as recommended by staff, would not require any Modification to Zoning Code standards. The ARB preliminarily reviewed the proposed signs and made a recommendation to the City Council for preliminary approval of the aesthetics of the signs. However, staff recommends that the monument sign along Casitas Pass Road be consistent with Zoning Code requirements regarding height and that no Modification should be granted to allow identification of individual tenants and only identification of the shopping center. With these changes, the project can be found consistent with this policy.

Objective CD-13. *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*

Policy CD-13b. *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.*

Policy CD-13-Implementation Policy 6. *Exterior lighting on commercial development shall be designed to complement the building and shall be at the minimum height and intensity required to ensure public safety.*

Consistent. The project includes changes to the existing lighting plan for Casitas Plaza. The proposed changes replace the existing parking lot lighting with energy efficient lighting designed to minimize light pollution. The lighting plan for the project would be reviewed by the ARB, and would be required to be consistent with the City's General Plan/Coastal Plan policies in order to ensure that new lighting will enhance public safety and avoid adversely affecting nighttime views.

Objective CD-14. *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a. *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.

Consistent. The proposed expanded store would be one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes an estimated 30% less energy than other grocery stores nationwide. The proposal includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce Freon use, "best in class" heating, ventilating, and air conditioning systems and enhanced waste management/cardboard recycling programs. With all of these design features, the building is expected to exceed the minimum energy requirements of the City's Building Code. This will be confirmed through the City's building plan check process.

Objective CDS2A-2: *Preserve and enhance the downtown's historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

Consistent. The project would make use of a currently vacant existing retail space within an established commercial area to accommodate expansion of the existing Albertsons store. As discussed in the EIR prepared for the project, the proposed project would not adversely affect the downtown's status as the center of commercial activity and the Casitas Plaza shopping center would continue to serve the needs of residents and visitors as it has for the past 40 years.

Policy CD-14-Implementation Policy 10: *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.*

Consistent. The Casitas Plaza parking lot would be reconfigured by revising the parking layout and landscape islands in the northwest portion of the parking lot and adjusting parking and landscape islands in the main parking area. The project includes additional striping at the westerly driveway on Carpinteria Avenue to further define the one-way right-turn flow. The parking lot would also be improved with a lighted pedestrian path from Casitas Pass Road through the parking lot to the Albertsons entrance and marked crosswalks at the internal drive aisles. These changes would improve lot circulation and efficiency. In addition, the Santa Barbara Airbus pick-up/drop-off area would be relocated away from the heavily used two-way driveway adjacent to the IHOP restaurant to a lesser used secondary one-way driveway at the southwest corner of the site. This move would reduce potential circulation conflicts within the parking lot, thereby reducing idling time and better distributing the parking demand. Finally, new bicycle racks would be installed adjacent to several of the store entrances in order to facilitate bicycle ridership to the shopping center.

Circulation Element

Policy C-3I: *Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.*

Consistent. The current proposal includes a reconfiguration of the parking lot to increase the number of parking spaces for the entire Casitas Plaza shopping center (both parcels) from 431 to 432, sufficient to meet parking demand. The existing loading docks on the back side of Albertsons and the adjacent vacant space would not be significantly modified by the proposed expansion.

At the Planning Commission meeting on July 5, 2011, the Commission recommended that the City Council approve a Modification to allow fewer than the 502 parking spaces for the entire Casitas Plaza shopping center as required by the Zoning Code. Staff is recommending that in order to allow flexibility for future tenants, the Modification would allow for no fewer than 423 parking spaces for APN 001-070-063. The Modification also includes allowing four compact parking spaces in order to accommodate more landscaping along Casitas Pass Road. The Modifications have been incorporated into the current project, and the findings for approval are included in Exhibit 1, Attachment A.

Policies C-3 through C-4b- Implementation Policy 1. *Projects contributing PHTs (peak hour trips) to intersections that operate at an estimated future level of service that is better than LOS C shall be found consistent with this implementation measure unless the project results in a change in V/C (volume/capacity) ratio greater than 0.20 for an intersection operating at LOS A or 0.15 for an intersection operating at LOS B. For intersections operating at an estimated future level of service that is less than or equal to LOS C, a project must meet the following criteria in order to be found consistent with this measure:*

- a. For intersections operating at an estimated future LOS C, no project shall result in a change of V/C ratio greater than 0.10.*
- b. For intersections operating at an estimated future LOS D, no project shall contribute 15 or more PHT's.*
- c. For intersections operating at an estimate future LOS E, no project shall contribute 10 or more PHT's.*
- d. For intersection operating at an estimated future LOS F, no project shall contribute 5 or more PHT's.*

Consistent. As discussed in the project EIR, the proposed project would result in less than significant impacts to the local transportation system. Existing nearby intersections currently operate at acceptable levels of service and would continue to do so with the proposed project.

Policy C-7b: *Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas.*

Consistent. The project would improve the existing parking lot with a lighted pedestrian path from Casitas Pass Road through the parking lot to the Albertsons entrance and marked crosswalks at the internal drive aisles. This would improve access for pedestrians arriving from the Shepard Place Apartments or other nearby residential areas west of the site.

Policy C-8l: *As a requirement of new development, significant attention must be paid to bicycle-friendly infrastructure and the maintenance of nearby old infrastructure.*

Policy C-8q: *Encourage the placement of bicycle lockers at shopping centers and major traffic areas.*

Consistent. New bicycle racks would be installed adjacent to several of the store entrances in order to facilitate bicycle ridership to the shopping center.

Policy C-9e: *Encourage privately owned transit systems to interface with the public transit systems.*

Consistent. The Santa Barbara Airbus pick-up/drop-off area is currently located at the two-way driveway adjacent to the IHOP restaurant. The project would relocate the pick-up/drop-off area to a secondary one-way driveway at the southwest corner of the site. This move would reduce potential circulation conflicts within the parking lot, while maintaining access to this transit system. MTD (public) bus stops exist on both Carpinteria Avenue and Casitas Pass Road which abut the existing site. The project has been conditioned to provide upgrades to these bus stops.

Open Space, Recreation & Conservation Element

Policy OSC-6f: *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 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.*

Policy OSC-6-Implementation Policy 33: *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 redeveloped sites by implementing the following measures:*

- 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.*

- 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.*
- c. *Treatment control BMPs, such as bio-swales, vegetated retention/detention basins, constructed wetlands, storm water filters, or other areas designated to control erosion and filter storm water pollutants prior to reaching creeks and the ocean, shall be implemented where feasible.*
- d. *Structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of storm water 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 safety factor (i.e., 2 or greater), for flow-based BMPs.*
- 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.*

Policy OSC-10c: *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.*

Policy OSC-10-Implementation Policy 54: *The City shall adopt and implement a Storm Water Management Plan (SWMP) to minimize the water quality impacts of runoff from development in the City. The City's SWMP shall satisfy the requirements established by EPA's Final Phase II National Pollutant Discharge Elimination System (NPDES) regulations, which will be implemented by the Phase II general permit administered by the Central Coast Regional Water Quality Control Board. The City's SWMP shall, at a minimum, include Best Management Practices (BMPs) in the following categories: Public Education and Outreach, Public Participation and Involvement, Illicit Discharge, Detection and Elimination, Construction Site Runoff Control, Post-Construction Runoff Control, Pollution Prevention and Good Housekeeping in Municipal Operation.*

Consistent. As discussed in the EIR prepared for the project, the project would be required to comply with the standards set out in the City's Storm Water Management Plan, which implement the General Plan/Coastal Plan requirements. Conditions of approval attached to the permit ensure that water quality would not be compromised during construction or when the upgrades to the shopping center are complete. These conditions include drainage improvements and requirements for filtration and detention to implement storm water Best Management Practices to address storm water quality.

Policy OSC-11b. *Promote the reduction of mobile source emissions related to vehicular traffic (e.g. promote alternative transportation, vanshare, buses).*

Consistent. In order to assist with public transit to the shopping center, improvements to the MTD bus stop located adjacent to the southeast corner of the property at Carpinteria Avenue and the Seaside Shuttle bus stop adjacent to Casitas Pass Road would be improved to current MTD bus stop standards, including shelters and night lighting. New bicycle racks would be installed adjacent to several of the store entrances in order to facilitate bicycle ridership to the shopping center. The project would also relocate the Santa Barbara Airbus pick-up/drop-off area to a secondary one-way driveway at the southwest corner of the site. This move would reduce potential circulation conflicts within the parking lot, and reduce idling time, while maintaining access to this transit system.

Policy OSC-11c. *Promote use of solar heating and energy efficient building design to reduce stationary source emissions.*

Consistent. The proposed expanded store would be one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes an estimated 30% less energy than other grocery stores nationwide. The proposal includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce Freon use, "best in class" heating, ventilating, and air conditioning systems and enhanced waste management/cardboard recycling programs.

V. ACTION OPTIONS

1. Approve Project Number 10-1547-CDP/DPR/CDP to expand the existing Albertsons grocery store at Casitas Plaza into an adjacent vacant retail space and remodel the shopping center and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C including the required Modifications for parking and landscaping. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Council meeting.

3. Deny the project as proposed. Direct staff to return with findings for denial to the City Council's next meeting.

VI. ATTACHMENTS

- Exhibit 1 Attachment A – Recommended Findings
 Attachment B – Reduced Architectural and Civil Plan Sheets
 Attachment C – Recommended Conditions of Approval
- Exhibit 2 Minutes of the City Council Conceptual hearing of January 25, 2010
- Exhibit 3 Minutes of the Architectural Review Board hearings
- Exhibit 4 Minutes from the Planning Commission hearing of July 5, 2011
- Exhibit 5 Proposed Final EIR Executive Summary (Proposed Final EIR previously
 transmitted to Councilmembers)
- Exhibit 6 Ordinance No. 632
- Exhibit 7 Minutes from the planning Commission's meetings of January 3 and
 February 6, 1984

Exhibit 1

RESOLUTION NUMBER 5331

Attachment A

Recommended Findings

Attachment B

Reduced Architectural and Civil Plan Sheets

Attachment C

Recommended Conditions of Approval

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

RESOLUTION NO. 5331

**A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL APPROVING A CONDITIONAL USE PERMIT, DEVELOPMENT PLAN REVISION AND COASTAL DEVELOPMENT PERMIT FOR THE EXPANSION OF THE ALBERTSONS GROCERY STORE INTO THE ADJACENT VACANT RETAIL SPACE OF 21,440 SQUARE FEET WITHIN THE CASITAS PLAZA SHOPPING CENTER. THE PROPOSAL INCLUDES ARCHITECTURAL UPGRADES TO SEVERAL STOREFRONTS AND IMPROVEMENTS TO THE PARKING LOT, LANDSCAPE, LIGHTING AND STORMWATER COLLECTION/CONVEYANCE FACILITIES THROUGHOUT THE ENTIRE CASITAS PLAZA SHOPPING CENTER. THE PROJECT SITE IS LOCATED AT 1012 AND 1018 CASITAS PASS ROAD.
(APN 001-070-063)**

REQUESTED BY ALBERTSONS, INC.

WHEREAS, pursuant to Section 14.20.045 (Regulation of size of retail stores) and Section 14.62.070 (Special findings for retail stores over 20,000 square feet) of the City's Zoning Code, conceptual review of Albertsons proposal to expand into the adjacent vacant retail space was considered by the City Council on January 25, 2010, and

WHEREAS, an application for a Conditional Use Permit, Development Plan Revision and Coastal Development Permit was filed by Albertsons, Inc. on April 22, 2010; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 21, 2010; and

WHEREAS, the Carpinteria Architectural Review Board has considered the proposed project on June 17, 2010, July 29, 2010, October 28, 2010 and April 28, 2011 and recommended preliminary approval; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Conditional Use Permit, Development Plan Revision and Coastal Development Permit on July 5, 2011 and made a recommendation that the City Council approve the project with additional considerations; and

WHEREAS, in accordance with the California Environmental Quality Act, an Environmental Impact Report (EIR) dated August 8, 2011 has been prepared for the project and has been noticed and subject to public review as required under CEQA; and

WHEREAS, the City Council has reviewed the policies of the General Plan/Coastal Plan and the Municipal Code standards that are relevant to the project.

NOW, THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

1. The City Council adopts the EIR dated August 8, 2011 making the findings outlined in Attachment A.
2. The City Council approves the Conditional Use Permit, Development Plan Revision and Coastal Development Permit, making the findings outlined in Attachment A, consistent with the plans as shown in Attachment B, and subject to the conditions set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 8th day of August 2011, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 8th day of August 2011.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

City Attorney

Exhibit 1

Attachment A

Recommended Findings

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

ATTACHMENT A

FINDINGS Albertsons Grocery Store Expansion Project And Casitas Plaza Remodel

CITY COUNCIL HEARING
PROJECT NO. 10-1547-CUP/DPR/CDP
August 8, 2011

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The City Council hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the City Council and subordinate boards and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Local Coastal Development Permit has been properly conducted as follows:

- a. Pursuant to the direction found in Section 14.20.045 (Regulation of size of retail stores) and Section 14.62.070 (Special findings for retail stores over 20,000 square feet) of the City's Zoning Code, conceptual review of Albertsons proposal to expand into the adjacent vacant retail space was considered by the City Council on January 25, 2010.
- b. An application for a Conditional Use Permit, Development Plan Revision and Coastal Development Permit was submitted on April 22, 2010, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on May 21, 2010. Said application and all related material have been available for public review at City offices since the date of submittal.

- c. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- d. The project has been reviewed by the City's Architectural Review Board at duly noticed public hearings on June 17, 2010, July 29, 2010, October 28, 2010, April 28, 2011 and May 26, 2011 which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.
- e. The Environmental Impact Report prepared for the project has been reviewed by the City's Environmental Review Committee at a duly noticed public hearing on April 21, 2011 which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News. The Draft EIR was made available for a 45-day public review period from March 31, 2011 until May 16, 2011 and notice of its availability was published as required by law.
- f. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing on July 5, 2011 which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.
- g. The project has been reviewed by the City Council at a duly noticed public hearing on August 8, 2011 which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

- 1. The Proposed Final Environmental Impact Report (EIR), SCH#2010121005, dated August 8, 2011 has been presented to the City Council, and has been reviewed and considered by all voting members. In addition, all voting members have reviewed and considered testimony, written and oral, presented during the public comment period, as well as testimony received after the close of public comment period. The EIR reflects the independent judgment of the City Council and is adequate for the proposed project.

2. The City Council finds that the EIR, SCH#2010121005 dated August 8, 2011, constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The City Council further finds and certifies that the EIR has been completed in compliance with CEQA.
3. The documents and other materials which constitute the record of proceeding upon which this decision is based are in the custody of the Planning Commission Secretary located at 5775 Carpinteria Avenue, Carpinteria, CA. This information is provided in compliance with Public Resources Code §21081.6(d).
4. The comments and recommendations received on the Draft EIR, a list of persons, organizations, and public agencies commenting on the Draft EIR, and the responses to the significant environmental points raised in the review and consultation process have been incorporated to form the Final EIR for the project as required by §15132 of the CEQA Guidelines.
5. Findings that Certain Impacts are Insignificant or Mitigated to Insignificance by Conditions of Approval.

The EIR identifies several areas of insignificant impact consistent with Public Resources Code §21100 and State CEQA Guidelines §15128. The EIR also identifies areas where the project is considered to cause or contribute to significant but mitigable environmental impacts consistent with State CEQA Guidelines §15091(a)(1). The EIR includes recommended measures that mitigate these significant impacts to less than significant levels and the project approved by the City Council incorporates these mitigation measures as changes to the project description. The City Council's approval of the project is conditioned upon the inclusion of these measures. These impacts and the relevant mitigation measures are discussed below, along with the appropriate findings under State CEQA Guidelines §15091.

Aesthetics

The architectural updating to the existing shopping center does not have the potential to have a significant impact on a scenic vista or a state scenic highway. Existing structures and landscaping at the shopping center partially obscure views of the foothills to the north. The additional architectural elements would not substantially alter these views. At a maximum of 30 feet in height, the new architectural element framing the main entrance to the expanded Albertsons grocery store would meet the 30-foot height limit as required in the Commercial Planned Development zone district and is compatible with the existing 22-foot high building section within this area of the shopping center.

Except for the proposed new tower element on the north side of the property facing the highway, the proposed improvements would not be noticeable to persons travelling along U. S. Highway 101. The U.S. 101 is not a designated state scenic highway in this area of the south coast. There are no scenic features on the site such as rock outcroppings or historic buildings. No mature native specimen or heritage trees would be affected by the project, and the majority of the existing landscape trees would remain in place. For these reasons, the City Council finds that the impacts on a scenic vista or to a state scenic highway would be less than significant.

The proposed project would be visually compatible with the scale and character of surrounding development, and would not substantially degrade the existing visual character or quality of the site and its surroundings. The project EIR includes mitigation measures including review by the City's Architectural Review Board to ensure that the design, scale and character of the project architecture and signage shall be compatible and blend harmoniously with vicinity development. Special attention is to be given to the new architectural features and signs to make certain that the improvements are consistent with the City's small beach town character.

Additional mitigation measures limit outside storage of materials or sales items and the installation of energy efficient lighting designed to minimize light pollution within the shopping center. The City Council finds that these measures mitigate the Aesthetic impacts to less than significant levels.

Agriculture / Forestry Resources

As there are no agricultural or forest resources on or abutting the site, no agricultural or forest resource impacts are anticipated. Further, this project involves expansion within an existing commercial space and therefore does not place pressure on agricultural or forest resources. For these reasons, the City Council finds that the project would have an insignificant impact on Agriculture / Forestry Resources.

Air Quality

Because the project entails an existing grocery store expanding into an existing, vacant retail space within an existing shopping center that is capable of serving the projected customer base, the project would not expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people as there is no proposed change to the commercial land uses which have existed on the site for the past 40 years.

Construction of the proposed Albertsons expansion and Casitas Plaza remodel project would generate temporary increases in localized air pollutant emissions. Such emissions may result in temporary adverse impacts to local air quality. ROC and NOX emissions would be below the 25 tons per year threshold established by the Santa Barbara County Air Pollution Control District (SBCAPCD). However, due to the County's nonattainment status for PM10, the SBCAPCD requires that construction emissions control measures be implemented on all discretionary projects involving earth-moving activities. These measures have been incorporated into the conditions of approval. Therefore, this impact would be less than significant.

The proposed Albertsons expansion and Casitas Plaza remodel project would result in an increase in operational air pollutant emissions due to increased energy use and vehicular traffic. However, because emissions would be below SBCAPCD significance thresholds, as determined by the SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* (June 2010), this impact would be less than significant.

The proposed project would be consistent with SBCAPCD's 2007 Clean Air Plan (CAP) and adopted regional, State, and federal air quality plans because the project's direct and indirect emissions are accounted for in the in the growth assumptions in the CAP, and the project is consistent with the policies of the CAP. This impact would be less than significant. For the reasons stated, the City Council finds that the project would have an insignificant impact on Air Quality.

Biological Resources

The project involves a tenant improvement to existing commercial space within an existing shopping center and improvements to the existing parking lot including relocating several landscape islands and restriping parking spaces. New exterior architectural elements would also be constructed on several of the existing storefronts in order to update the appearance of the shopping center. As there are no sensitive biological resources on or abutting the site, no biological resource impacts are anticipated. As described in the Hydrology and Water Quality section of the project EIR, the project includes oil/water/sediment separators in the Casitas Plaza storm drain system in order to effectively remove oil, grease, heavy metals and sediments from the storm water before it enters the public storm water collection system and ultimately discharges into Carpinteria Creek. For these reasons, the City Council finds that the measures identified in the Hydrology and Water Quality section of the project EIR mitigate the project's impacts to Biological Resources to less than significant.

Cultural Resources

Limited ground disturbance would occur as a result of the proposed development. Several landscape islands would be reconfigured within the existing parking lot and a small amount of soil would need to be excavated to provide proper footings to support the new architectural projections. The possibility of encountering previously undisturbed cultural resources during project construction given the previously disturbed nature of the site and the limited amount of grading is remote. This would be a less than significant impact; however a mitigation measure is recommended in order to minimize impacts to cultural resources. This is the standard measure used when there is a possibility of encountering cultural resources during project construction. The City Council finds that although the project would have an insignificant impact on Cultural Resources, the identified recommended measure would further reduce the Cultural Resources impacts.

Geology / Soils

The Carpinteria Valley is subject to geologic hazards related primarily to earthquakes and secondary hazards, such as landslides and liquefaction. The subject parcel is located approximately 500 feet north of the concealed Rincon Creek Fault, a non-active fault. Nevertheless, there is the potential for an earthquake in the Carpinteria area that would cause seismic shaking and could affect the subject parcel. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property or infrastructure to potentially adverse effects, including strong seismic ground shaking. As Albertsons proposes to expand into the existing adjacent retail space, new construction would be limited to the architectural elements integrated into the existing storefront canopies and architectural treatments to the various storefronts within Casitas Plaza, as well as remodeling the parking lot. Given that the project is required to conform to the California Building Code (CBC) requirements addressing seismic standards, impacts from fault rupture or seismic ground shaking would be considered less than significant with required adherence to CBC standards. Nonetheless, a mitigation measure is recommended in order to minimize impacts from fault rupture or seismic ground shaking.

Grading to reconfigure some of the parking lot landscape islands and excavate footings for the new architectural projections is expected to be extremely limited. Soil erosion is not anticipated as the site is flat and currently developed as a shopping center. Impacts would be less than significant.

As the improvements to the existing shopping center would require Building Permits, improvement plans would need to be designed by an architect or engineer and reviewed and approved through the City's inspection process to ensure that risks to life or property as a result of building on unstable soils is reduced to a level of insignificance. Impacts would be less than significant. For these reasons, the City Council finds that although the project would have an insignificant impact on Geology / Soils, the identified recommended measure would further reduce the Geology / Soils impacts.

Greenhouse Gas Emissions

The project would generate greenhouse gas (GHG) emissions from both mobile and operational sources, as well as short-term GHG emissions from construction. While the City has not adopted its own threshold of significance, other air quality districts have done so and their analysis serves as a relevant indicator of significance. These emissions would not exceed the 1,100 CO₂E/year threshold for quantitative greenhouse gas emissions recently adopted by the Bay Area Air Quality Management District (BAAQMD). In a qualitative sense, the emissions would not hinder the State's ability to achieve its adopted GHG emissions reduction target under AB 32, because the project will partake in a "Net Zero Partnership" that would result in a design that consumes an estimated 30% less energy than other grocery stores nationwide. Therefore, impacts would be less than significant. The City Council finds that the project would have an insignificant impact on Greenhouse Gas Emissions.

Hazards / Hazardous Materials

The expansion of Albertsons into the adjacent vacant tenant space and the remodel of Casitas Plaza would not create a significant hazard to the public through the routine transport, use or disposal of hazardous materials. The types and quantities of hazardous materials used and sold at grocery stores are insignificant in the context of the routine operation and maintenance of an existing shopping center. As presented in the project description, the expanded store would be one of three stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." One of the elements of this program would replace the older refrigeration cases with "best in class" refrigeration systems using a less hazardous glycol to reduce Freon use. Therefore, impacts with regard to the transport, use, accidental release or disposal of hazardous materials are anticipated to be less than significant.

Carpinteria Middle School is located approximately 500 feet from the existing tenant space Albertsons is proposing to occupy. There would be no significant amounts of hazardous emissions, materials, substances or waste associated

with the expanded grocery store. Therefore, impacts with regard to hazardous materials near schools are anticipated to be less than significant.

The Casitas Plaza site is adjacent to a Leaking Underground Fuel Tank (LUFT) Cleanup Site located at the ARCO Service Station, northwest of the project site. The State Water Resources Control Board identifies the cleanup status as open and in remediation. The improvements to the shopping center envisioned by the proposed project would not interfere with the remediation operations; no impacts are expected.

The proposed project is not located within the vicinity of an airport, airport land use plan or private airstrip. Therefore, the project would not result in exposure of project occupants to hazards from such facilities.

The development would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located on two main streets within an urbanized area. The Carpinteria-Summerland Fire Protection District has reviewed the proposal and did not express concerns that there would be any interference with emergency response or evacuation.

The subject parcel is located within an urban area and is not adjacent to or in close proximity to wildlands. Therefore, the project does not have the potential to expose people to a significant risk as a result of wildland fires. For these reasons, the City Council finds that the project would have an insignificant impact on Hazards / Hazardous Materials.

Hydrology / Water Quality

The expansion of Albertsons into the adjacent vacant tenant space and the associated upgrades to the parking lot and shopping center architecture would not significantly deplete groundwater supplies or interfere substantially with groundwater recharge as no new hardscape is being added to the site. Impacts would be less than significant.

The project would not notably alter the existing drainage pattern of the site, nor would it increase the rate of runoff. The size of the landscaped areas within the parking lot and adjacent to the store entrances would increase. The installation of additional planter areas would result in a minor decrease in impervious surface and therefore a minor decrease in the rate of surface runoff.

Oil/water/sediment separators would be installed in the storm drain system for stormwater treatment prior to discharge from the site. This would be a less than

significant impact; however, a mitigation measure is recommended in order to minimize impacts to water quality due to runoff from the reconfigured parking lot.

A small portion of the southeast corner of the shopping center is located within the 100-year flood hazard area as mapped on the FEMA Flood Insurance Rate Map. There would be no new construction or use within this area other than the installation of storm water treatment devices within the shopping center's drainage facilities. No impact would occur.

The project site is not located within a tsunami inundation area as presented on the January 31, 2009 Tsunami Inundation Map prepared by the State Department of Conservation. No impact would occur.

The proposed project would involve disturbance of the existing parking area during parking lot reconfiguration and landscaping. During construction and grading, soil, dust, paints, concrete and plaster may inadvertently enter the storm water drainage system, which could potentially degrade water quality. Impacts would be significant but mitigable. The project EIR includes mitigation measures including but not limited to using a combination of structural and non-structural Best Management Practices (BMPs) (e.g., bioswales, storm drain filters, permeable pavement, parking lot cleaning, etc.) to effectively prevent the entry of pollutants from the project site into the storm drain system during construction and after development.

In addition, construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. are required to be stored, handled and disposed of in a manner which minimizes the potential for stormwater contamination. For these reasons, the City Council finds that these measures mitigate the project's Hydrology and Water Quality impacts to less than significant levels.

Land Use / Planning

The expansion of Albertsons grocery store into the existing adjacent vacant tenant space would not physically divide an established community. The project site is an existing shopping center located within the Downtown and Old Town subarea of the City as defined in the City's General Plan/Coastal Plan. No additional commercial square footage would be added to buildings although several architectural features would be constructed at the exterior of several of the buildings in order to update the architecture of Casitas Plaza. Impacts would be less than significant.

There would be no conflict with a habitat conservation plan or natural community conservation plan, since no such plans have been developed on or adjacent to the site. Impacts would be less than significant.

The proposed project would not conflict with the project site's General Plan/Coastal Plan land use designation or Zoning Code classification, and is consistent with applicable General Plan/Coastal Plan objectives and policies, with incorporation of mitigation measures included in the project EIR as discussed in the Planning Commission staff report dated July 5, 2011 and the staff report prepared for the City Council hearing of August 8, 2011. Impacts related to consistency with the General Plan/Coastal Plan and Zoning Code would be significant but mitigable.

The proposed project would be compatible with existing on-site and adjacent commercial land uses, as well as with the adjacent Carpinteria Middle School and nearby residences, with incorporation of mitigation measures included in the project EIR. This is a significant but mitigable impact.

The proposed project could potentially result in reduced sales at the existing Vons store, the other major chain grocery store in Carpinteria. However, according to economic studies the project would not directly or indirectly result in the closure of any existing businesses in Carpinteria. Nor, in the event of a closure is there a likelihood that the location would become blighted; such a lack of blight is evident from the vacant retail store adjacent to Albertsons and other vacant commercial spaces throughout the City. Because the proposed project would not cause urban decay or have associated physical environmental impacts, the impacts relating to the creation of blight would be less than significant. For these reasons, the City Council finds that these measures mitigate the project's Land Use / Planning impacts to less than significant.

Mineral Resources

The project involves a tenant improvement to allow Albertsons to expand into an existing vacant retail space, construction of several new architectural elements to the existing buildings and a re-configuration of the parking lot. There are no known mineral resources on the site. As such, no mineral resource impacts are anticipated. The City Council finds that the project would have an insignificant impact on Mineral Resources.

Noise

The proposed project is not located within the vicinity of an airport, airport land use plan, or private airstrip. Therefore, the project would not result in exposure of project occupants to noise from such facilities.

The project site is located within an area shown to have the highest existing and future noise contours in the City (65 - 70 dBA) due to its location adjacent to U. S. Highway 101. The Noise Land Use Compatibility Matrix found in the City's General Plan/Coastal Plan provides guidelines for determining whether or not ambient noise levels are compatible with certain types of land uses. Commercial uses are shown to be normally acceptable in areas where the Community Noise Exposure Levels (CNEL: an average sound level during a 24-hour period, with a weighting factor applied to evening and nighttime levels) are up to 70 dBA. There is no significant source of ground borne vibration in the project area. As the project involves the Albertsons grocery store expanding into an adjacent tenant space, operational noise impacts would be less than significant.

Short-term impacts that have the potential to create noise levels that impact the adjacent properties relate to the physical construction of the project. As Albertsons proposes to expand into the existing adjacent retail space, new construction would be limited to the architectural elements integrated into the existing storefront canopies. Given that the project is within an existing commercial zone, approximately 500 feet from the nearest residential area, short term construction noise impacts to nearby residents would be less than significant with a mitigation measure which addresses the potential for night-time noise to create a public nuisance.

Construction of the new architectural elements could impact students at the Carpinteria Middle School located approximately 600 feet away from the closest construction area. Given this distance, and the acoustic shielding provided by the existing freestanding buildings located along the south side of the shopping center, short term construction impacts to sensitive receptors are expected to be less than significant. Nonetheless, a mitigation measure has been recommended to restrict noise generating construction activities in order to minimize impacts from the short-term activities to construct the new architectural elements. For these reasons, the City Council finds that the project would have an insignificant impact on sensitive noise receptors and that the recommended mitigation measure would further reduce impacts to sensitive noise receptors in the area.

Population / Housing

The project involves a tenant improvement to expand into an existing vacant retail space, the construction of several new architectural elements to existing buildings and a re-configuration of the parking lot within an existing shopping center. The project applicant has indicated that as a result of the expansion, up to 20 full-time and 50 part-time positions would be created. Based on the existing employee demographics, it is projected that the majority of the employees would likely come from the Carpinteria area, thus not substantially increasing population growth in Carpinteria. The project would not displace housing or people as the retail space currently exists; no impact would occur. For these reasons, the City Council finds that the project would have an insignificant impact on Population / Housing.

Public Services

The project involves a tenant improvement to expand into an existing vacant retail space, the construction of several new architectural elements to the existing structures and a reconfiguration of the parking lot. The project site is currently served by the Carpinteria-Summerland Fire Protection District and the Santa Barbara County Sheriff's Department. These Districts/ Departments can and will continue to provide fire and police protection services to the site. The proposed project would not increase the square footage of commercial space at the shopping center and thus would have no impact on schools, parks or other public facilities. As a result of the expansion, up to 20 full-time and 50 part-time positions would be created. The majority of the employees would likely come from the Carpinteria area, thus not substantially increasing population growth in Carpinteria and in turn, not impacting local schools, parks or other public facilities. The expansion of an existing grocery store into an adjacent vacant commercial space would not result in public service impacts. The City Council finds that the project would have an insignificant impact on Public Services.

Recreation

The project consists of a tenant improvement to expand into an existing vacant retail space, the construction of new architectural elements to the existing buildings and a re-configuration of the parking lot. As a result of the expansion, up to 20 full-time and 50 part-time positions would be created. The majority of the employees would likely come from the Carpinteria area, thus not substantially increasing population growth in Carpinteria and in turn, not increasing the use of neighborhood parks within the City. There would be no recreation impacts as a result of the project. For these reasons, the City Council finds that the project would have an insignificant impact on Recreation.

Transportation / Traffic

The proposed project would add an estimated 841 average daily trips to the local circulation system, including 19 trips in the A.M. peak hour and 59 in the P.M. peak hour. When added to existing traffic conditions at three nearby intersections, the level of service would continue to operate at LOS C or better during the A.M. and P.M. peak hours under project-specific conditions. This would be a less than significant impact.

The proposed project would not generate impacts exceeding CMP thresholds. Impacts on CMP roadways and at CMP intersections would be less than significant.

The project site is not located in the vicinity of an airport. The project would not result in any impacts to air traffic patterns.

The project involves a tenant improvement to expand into an existing vacant retail space in an existing shopping center. The project would not increase hazards due to a design feature, nor would it introduce an incompatible use in the area. As part of the project, the existing parking lot would be reconfigured to allow for a more secure and efficient automobile circulation pattern and a lighted pedestrian path from Casitas Pass Road through the parking lot to the shopping center buildings.

Emergency access to and within the site would not be modified as a result of the project. The site plan has been reviewed and approved by representatives from the Carpinteria-Summerland Fire Protection District with regard to adequate emergency access.

In addition to the new pedestrian path through the parking lot, architectural elements and landscaping, the Santa Barbara Airbus pick-up/drop-off area would be relocated away from the heavily used two-way driveway adjacent to the IHOP restaurant to a lesser used secondary one-way driveway at the southwest corner of the site. This move would reduce potential circulation conflicts within the parking lot. Additionally, new bicycle racks would be located adjacent to several of the store entrances to facilitate bicycle ridership to the shopping center. This would be a less than significant impact; however, a mitigation measure calling for improvements to the MTD bus stop located adjacent to the southeast corner of the property at Carpinteria Avenue and the Seaside Shuttle bus stop adjacent to Casitas Pass Road is recommended in order to further reduce traffic and transportation impacts. For these reasons, the City Council finds that the project would have an insignificant impact on Transportation / Traffic and that the

recommended mitigation measure calling for the improvements to the MTD bus stop located adjacent to the southeast corner of the property at Carpinteria Avenue and the Seaside Shuttle bus stop adjacent to Casitas Pass Road serves to further reduce any Transportation / Traffic impacts.

Utilities / Service Systems

The proposal to expand Albertsons grocery store at Casitas Plaza into an adjacent vacant retail space would present negligible additional demands on water supply and wastewater treatment services. The shopping center has been in operation since the early 1970s, and included in the General Plan/Coastal Plan build out scenario.

The Carpinteria Sanitary District has a capacity of 2.5 million gallons per day (mgd) and currently treats an average of 1.4 mgd. The District has indicated that it would be able to serve the project; wastewater treatment standards would not be exceeded. No expansion of wastewater treatment facilities is necessary as a result of the project.

The Carpinteria Valley Water District has indicated that it would be able to meet the project's demand for water supply, and no additional off-site distribution infrastructure is necessary to accommodate the project. Impacts would be less than significant as water use would be consistent with the historic levels of use at the shopping center.

New oil/water/sediment separators would be installed into the shopping center's existing storm drain system in order to effectively remove oil, grease, heavy metals and sediments from surface water flows before entering the public storm water collection system. Installing these new storm water sediment separators would not result in significant environmental effects, and would in fact, create a beneficial water quality/biological effect. There would be no need to construct an off-site storm water drainage facility, and impacts would be less than significant.

The proposed project would generate additional solid waste. Waste generated at the site is taken to the Gold Coast Recycling and Transfer Station in Ventura. It is then transferred to the Toland Landfill in Santa Paula, a Class II municipal facility, which is managed by the Ventura Regional Sanitation District. Expansion in recent years has extended the lifespan of the landfill to 2027. The solid waste generated by the project can be accommodated by the landfill. Thus, project impacts to landfill capacity would be less than significant.

The EIR includes a recommended mitigation measure to require excess construction materials to be separated onsite for reuse/recycling or proper disposal in order to reduce the amount of construction material placed in the landfill. A second recommended measure requires the applicant to develop and implement a Solid Waste Management Program. For these reasons, the City Council finds that the project would have an insignificant impact on Utilities / Service Systems and that the recommended mitigation measures requiring excess construction materials to be separated onsite for reuse/recycling or proper disposal and requiring the applicant to develop and implement a Solid Waste Management Program serves to further reduce any impacts to Utilities / Service Systems.

Mandatory Findings of Significance

Based on the analysis contained in the EIR prepared for the proposal, the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

The project has the potential to degrade the quality of the environment that could substantially affect human beings in several issue areas including Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic and Utilities/Service Systems. Mitigation measures have been identified in all these issue areas in order to reduce impacts to less than significant levels. The City Council finds that the mitigation measures presented in the EIR prepared for the project mitigate the project's impacts to less than significant.

6. Finding that Mitigation of Certain Impacts is Within the Responsibility and Jurisdiction of Another Agency.

Construction of the proposed Albertsons expansion project would generate temporary increases in localized air pollutant emissions. Such emissions may result in temporary adverse impacts to local air quality. ROC and NOX emissions would be below the Santa Barbara County Air Pollution Control District's (SBCAPCD) 25 tons per year threshold. However, due to the County's nonattainment status for PM10, the SBCAPCD requires that construction emissions control measures be implemented on all discretionary projects involving earth-moving activities. Therefore, with the required condition of approval that addresses this issue, the City Council finds that this impact would be less than significant.

7. Findings that Identified Project Alternatives are not Feasible.

The EIR evaluated three alternatives to the proposed project, including the required "No Project" alternative. Each alternative was considered and an environmentally superior alternative identified. The No Project, Vacant Alternative was identified as the overall environmentally superior alternative. However, this alternative would not achieve the basic project objectives as stated in the project description. It should be noted that, as discussed throughout the project EIR, no significant and unmitigable environmental effects would result from implementation of the Albertsons Casitas Plaza Expansion project.

The three alternatives would not meet the applicant's objectives for the proposed project to:

1. Reverse the deterioration of the existing Casitas Plaza Shopping Center by upgrading the physical appearance and by expanding the existing Albertsons grocery store into an adjacent vacant retail space of 21,440 square feet. The floor area of Albertsons would expand from 18,850 square feet to 40,290 square feet (square foot numbers are based on building foot print).
2. Enhance the viability of the existing Albertsons grocery store by providing for larger floor area for each department; a new bakery department; a new pharmacy department; wider sales aisles between display gondolas; and additional check-out counters.
3. Enhance the aesthetics of the existing Albertsons grocery store by creating new architectural elements that would be integrated into the existing storefront canopy to provide a windscreen while additionally screening shopping carts, vending machines and outdoor sales areas. In addition, the architectural and landscape features of the remainder of the shopping center will be enhanced to blend with the Albertsons' elements to provide a revitalized shopping center. Planters would also be installed along the building frontage of the Albertsons store.
4. Improve the safety of the existing Albertsons grocery store parking area by including a lighted pedestrian path from Casitas Pass Road through the parking lot to the Albertson's buildings. This path would also provide a path from adjacent properties or public ways for pedestrian or bike access (from properties like the senior housing across the street) to reduce the need to drive a car.

5. Improve the parking lot safety (i.e.: enhanced paving markings, traffic controls and calming elements and new parking lot lighting) and address water quality issues in site drainage associated with the existing shopping center parking area.
6. Improve the efficiency of the existing Albertsons grocery store parking area by revising the parking layout and landscape islands in the northwest portion of the parking lot and adjusting parking and landscape islands in the main parking area. Such parking improvements would also increase on-site parking spaces from 431 to 432 spaces, plus 55 bicycle spaces
7. Improve the efficiency of the existing Albertsons grocery store by making it one of three chains nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes 30% less energy than other grocery stores nationwide. The proposal includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce Freon use, "best in class" HVAC systems and waste management/cardboard recycling.

Alternative 1: No Project, Vacant

This alternative assumes that the proposed project is not implemented and that Albertsons does not move into the adjacent vacant space. Implementation of this alternative would not preclude future development within the adjacent vacant space. However, under this alternative it is assumed that the space would remain vacant for the foreseeable future, and the Casitas Plaza shopping center would remain in its current condition. Thus it is presumed that under this alternative no development would occur and the existing environmental setting would be maintained. In addition, this alternative would not meet the project objectives including reversing the deterioration of the Casitas Plaza shopping center, enhancing the viability and aesthetics of the existing Albertsons store, improving the safety and efficiency of the existing Casitas Plaza shopping center parking area, or improving the energy efficiency of the existing Albertsons store by making it one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." For these reasons, the City Council finds that this alternative is less desirable than the proposed project and rejects this alternative.

Alternative 2: No Project, Other Commercial Use

This alternative assumes that the proposed project is not implemented and that Albertsons does not move into the adjacent vacant space. Under this alternative it is assumed that the adjacent vacant space would be occupied by another commercial use that is consistent with the site's General Commercial (GC) General Plan designation and Commercial Planned Development District (CPD) zoning designation. Square footage of the alternative commercial use would be 21,440, which is identical to the proposed project. Examples of potential alternative commercial uses that might locate into the vacant retail space include a furniture store, an art supply store, or a clothing retail store.

Site access and the overall structural design of this alternative would be generally the same as the proposed project. However, the aesthetic changes to the building façades, as well as changes to on-site signage, parking configuration, lighting, and landscaping are not assumed to be a part of any alternative future on-site commercial development. In addition, it is not assumed that the alternative commercial use would include similar energy efficiency improvements to those included in the proposed project.

This alternative may partially meet the project objectives to reverse the deterioration of the Casitas Plaza shopping center, as described in the project description. However, it would not meet the remaining project objectives, including but not limited to enhancing the viability and aesthetics of the existing Albertsons store, improving the safety and efficiency of the existing Casitas Plaza shopping center parking area, or improving the efficiency of the existing Albertsons store by making it one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership."

This alternative does not result in a significant reduction in environmental effects as compared to the proposed project and does not meet the basic project objectives of the applicant to improve and expand the existing Albertsons grocery store and reverse the deterioration of Casitas Plaza by upgrading the physical appearance of the shopping center and upgrading the function of the parking lot and storm water collection system. For these reasons, the City Council finds that this alternative is less desirable than the proposed project and rejects this alternative.

Alternative 3: Reduced Expansion

Under this alternative Albertsons would expand into half of the adjacent vacant space. This alternative assumes that the vacant space would be divided in half with a demising wall providing Albertsons with approximately 10,720 additional square feet, and increasing the total size of Albertsons to 30,782 total square feet. Implementation of this alternative would not preclude future development that is consistent with the site's General Commercial (GC) General Plan designation and Commercial Planned Development District (CPD) zoning designation within the balance of the adjacent vacant space. Square footage of the balance of the adjacent vacant space would be 10,720, which could be further divided in order to support additional smaller commercial tenants. Examples of potential uses that might locate into the balance of the adjacent vacant space include an art supply store, a restaurant/coffee shop, or a clothing retail store.

Site access and the overall structural design of this alternative would be generally the same as the proposed project. The aesthetic changes to the building façade would be similar, but not identical, to the proposed project, due to the smaller space that Albertsons would expand into. Other proposed changes to the project site, including changes to on-site signage, parking configuration, lighting, and landscaping are assumed to still occur, as with the proposed project. It is also assumed that this smaller expansion would still include the energy efficiency improvements of the proposed Albertsons store.

With these assumptions, this alternative would generally meet the project objectives including reversing the deterioration of the Casitas Plaza shopping center, enhancing the viability and aesthetics of the existing Albertsons store, improving the safety and efficiency of the existing Casitas Plaza shopping center parking area, and improving the efficiency of the existing Albertsons store by making it one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership."

This alternative does not result in a significant reduction in environmental effects as compared to the proposed project and does not meet the basic project objectives of the applicant to improve and expand the existing Albertsons grocery store to 40,290 square feet, thus enhancing the viability of the existing Albertsons grocery store by providing for larger floor area for each department; a new bakery department; a new pharmacy department; wider sales aisles between display gondolas; and additional checkout counters. For these reasons, the City Council finds that this alternative is less desirable than the proposed project and rejects this alternative.

8. Adoption of Environmental Reporting and Monitoring Program. The project description, and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project to ensure compliance during project implementation.

1.3 Conditional Use Permit Findings

1. *The site for the proposed use is adequate in size and shape to accommodate the use.*

This finding can be made as the project site is within an existing shopping center that has been in operation since 1970. As presented in the staff report prepared for the City Council hearing of August 8, 2011, and the EIR certified for the project dated August 8, 2011, herein incorporated by reference, Albertsons would expand into the adjacent existing retail space. This expansion is appropriate to accommodate the planned use which involves enhancing the viability of the existing Albertsons grocery store by providing for larger floor area for each department; a new bakery department, a new pharmacy department, wider sales aisles between display gondolas, and additional checkout counters. The expanded grocery services and wider sales aisles between display gondolas will meet the demands and expectations of local residents and visitors for food, beverages, sundries and medicine.

The expansion of the Albertsons store is desirable in that it will result in a retail food store more in line with today's conventional grocery store standards. The larger store size will permit the store to compete in price and selection to reduce the leakage of sales from Carpinteria to Ventura and Santa Barbara. This expansion can occur within the existing as built footprint and will not require additional development. This expansion would be the catalyst for much needed upgrades to the entire Casitas Plaza shopping center including architectural upgrades to the storefronts, new landscaping, parking lot improvements, a lighted pedestrian path through the parking lot, drainage and stormwater quality improvements and new signs. While the adjacent retail space is currently vacant, it has historically been occupied as a retail outlet and will continue to be used in that manner as part of the overall shopping center use.

2. *The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use.*

This finding can be made as the local area streets serving the Casitas Plaza shopping center are properly designed to carry the type and quantity of traffic generated by the expansion of Albertsons grocery store into the existing adjacent retail space. The Circulation Element identifies Casitas Pass Road and Carpinteria Avenue as two-lane arterial streets. A traffic, circulation and parking study was prepared for Albertsons by Associated Transportation Engineers (July 29, 2010) and reviewed by the City's Public Works Director.

The U.S. 101 NB Ramp-Via Real/Casitas Pass Road intersection currently operates at a Level of Service (LOS) C in the A.M. peak hour and LOS B in the P.M. peak hour period. The U.S. 101 SB Ramp/Casitas Pass Road intersection currently operates at a LOS B in the A.M. peak hour and LOS C in the P.M. peak hour period. The Casitas Pass Road/Carpinteria Avenue intersection currently operates at a LOS A in the A.M. Peak Hour and LOS B in the P.M. peak hour period.

The additional traffic associated with the expansion of Albertsons into the adjacent retail space would not cause levels of service at these intersections in the vicinity of the shopping center to operate at worse than Level of Service (LOS) C during the A.M. and P.M. peak hours when added to existing traffic conditions. LOS C is the City of Carpinteria's acceptable intersection standard. Under these conditions, intersections experience stable flow but speed and maneuverability are restricted by higher traffic volumes. LOS C provides satisfactory operating speeds for urban environments. Therefore, it is evident that local intersections and roadways are adequate to accommodate the proposed project.

3. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to materially adversely affect these community services because these services are currently available to the existing Casitas Plaza shopping center and would continue to serve the development. Compared to the existing and historical use of the shopping center in operation since 1970, the proposed expansion of the Albertsons grocery store into the existing adjacent retail space would not place an additional demand on community services significant enough to adversely affect the availability of these services.

This finding can be made as agencies potentially affected by this project have been notified and have indicated an ability to serve the project. Requirements of the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District, and Carpinteria Valley Water District have been included in the project conditions of approval. In addition, the City's law enforcement services are sufficient to provide services to the project.

4. *The granting of the permit will not be detrimental to the health, safety and general welfare of the neighborhood.*

Because the project can be found consistent with the City's applicable laws and policies, it can be found that the project will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood as evidenced by information presented in the staff report prepared for the City Council hearing of August 8, 2011, and the EIR prepared for the project dated August 8, 2011, herein incorporated by reference. The Albertsons expansion project is the catalyst for additional upgrades to the entire Casitas Plaza shopping center, increasing the safety, comfort, general welfare and property values in the neighborhood. The project has been reviewed by the Architectural Review Board at public hearings to ensure architectural compatibility with surrounding development.

5. *The proposed use is consistent with the Coastal Plan, General Plan, and applicable specific plan.*

This finding can be made as the expansion of Albertsons into the adjacent retail space and the upgrades to the entire Casitas Plaza shopping center is in conformance with the provisions of the City's Coastal Plan/General Plan. There is no Specific Plan applicable to the site. The Casitas Plaza shopping center is located within the Downtown/Old Town District in the City's Community Design Element, an established commercial node that has been in operation since 1970. The expansion of Albertsons will continue the established retail use at this site consistent with the GC land use designation and CPD zoning designation.

6. *The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The Albertsons expansion project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The project involves redevelopment of an existing development within an urban area of the City. There is no fish or wildlife habitat at the site that would be significantly impacted by the

project. Project grading and drainage plans will incorporate storm water pollution prevention elements, biofilter/bioswale systems and other Best Management Practices (BMPs) to intercept and effectively prohibit pollutants from discharging to the City's storm drain system thereby managing runoff and avoiding injury to fish, wildlife and their habitat located offsite in Carpinteria Creek. As set forth in the EIR, all environmental impacts have been mitigated to less than significant levels. Therefore, this finding can be made.

7. *The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval.*

This finding can be made as the expansion of Albertsons grocery store into an adjacent commercial space and the addition of architectural elements to several of the storefronts within Casitas Plaza would not conflict with existing easements acquired by the public at-large or by a public agency. Review of the subject property Title Report and the conditions of approval required by the affected public agencies confirms that the proposed development will not conflict with any recorded easements. The shopping center is open to the public for retail opportunities.

8. *Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.*

This finding can be made as the project includes numerous conditions addressing aesthetic, air quality, cultural resources, ground shaking, water quality, land use, noise, and transportation impacts in order to ensure the public health, safety and welfare.

1.4 Special Conditional Use Permit Findings for Retail Stores Over 20,000 Square Feet

1. *The use and size of the development at the proposed location, enhances the balance of retail and service needs of residents and visitors, and promotes the concentration of use in the downtown area or an existing commercial node.*

The Casitas Plaza shopping center is Carpinteria's largest retail commercial node outside of the Linden Avenue downtown area. Since the proposed project would allow Albertsons to expand within an existing vacant retail space, it would not create additional retail space within the City limits or introduce a new commercial use outside of an established retail commercial area. This

expansion of Albertsons into the adjacent vacant commercial space is appropriate to accommodate the planned use, which involves enhancing the viability of the existing Albertsons grocery store by providing for larger floor area for each department; a new bakery department, a new pharmacy department, wider sales aisles between display gondolas and additional checkout counters.

The expanded grocery services and wider sales aisles between display gondolas will meet the demands and expectations of local residents and visitors for food, beverages, sundries and medicine. The expansion of the Albertsons store is desirable in that it will result in a retail food store more in line with today's conventional grocery store standards. The larger store size will permit the store to compete in price and selection to reduce the leakage of sales from Carpinteria to Ventura and Santa Barbara. This expansion can occur within the existing footprint and will not require additional development. This expansion would also be the catalyst for much needed upgrades to the entire Casitas Plaza shopping center including architectural upgrades to the storefronts, new landscaping, parking lot improvements, a lighted pedestrian path through the parking lot, drainage and stormwater quality improvements and new signs. While the adjacent retail space proposed to become part of the Albertsons store is currently vacant, it has historically been occupied as a retail outlet and will continue to be used in that manner as part of the overall shopping center use. By expanding an existing retail use into an existing (vacant) retail space within an established shopping center, the project would meet the criterion of promoting "the concentration of use in...an existing commercial node."

The larger store also supports existing in-line and pad site businesses in Casitas Plaza, encouraging a low vacancy rate in the shopping center with Albertsons being established as a major anchor tenant. Because there would be no net gain or loss in the citywide inventory of retail space, the balance between retail and service needs would not be affected. However, the balance within the retail category would be enhanced by the proposed project, as further described below.

Groceries are generally recognized as the most basic retail shopping need of a community's residents, and are also an important amenity for visitors. Given that Carpinteria currently lacks a full-scale supermarket (relative to contemporary sizing standards in the grocery industry, as further described below), the community is currently underserved both quantitatively and qualitatively in the food store category. As a result, this need is met by shoppers conducting their business outside of Carpinteria. Since the proposed project would address the current deficit in food store space, it would optimize the City's retail tenant mix and therefore "enhance the balance" of the overall retail sector. Specifically, representatives from Albertsons indicate that the larger store would allow them to

improve service, increase product selection and lower prices. The project would also add a bakery and a pharmacy which would allow shoppers to obtain additional food and drug products in the same location as their grocery.

A demand analysis prepared by The Natelson Dale Group, Inc. (TNDG) as presented in the EIR dated August 8, 2011, herein incorporated by reference, confirms that there is an existing deficiency in food store space in the City, with the result that residents must purchase a portion of the groceries outside the City. TNDG estimates existing leakage in the grocery category at approximately \$5.7 million per year. TNDG projects that the proposed project would enable the City to recapture 50% or approximately \$2.85 million of this existing leakage. Thus, TNDG's analysis supports the conclusion that the proposed project, by recapturing some of the existing food sales leakage, would enhance the balance of retail and service shopping services in the City.

2. *The proposed use will not result in an over-concentration of that type of retail use in a particular area such as a shopping center or commercial district.*

In a zoning context, an over-concentration of a use can occur when a particular retail use is located in close proximity to an identical use or the volume of that retail supply exceeds the demand. This finding can be made as there is not a risk of over-concentration of grocery uses presented by the proposed project.

With regard to physical proximity, the two major grocery retailers are located in different commercial nodes. Because the project expands the footprint of an existing grocery retailer rather than establishing a new location, the physical location of the stores does not pose a proximity problem.

With regard to the balance of supply and demand for groceries, as described above, TNDG's analysis documents that the demand for groceries currently exceeds the supply as residents of the City and environs are shopping outside the City limits for some of their groceries. Other than Albertsons and Vons, the two anchor grocery stores in Carpinteria, the other food stores in the City are all much smaller outlets such as convenience, specialty or ethnic food markets. The proposed project would not add another grocery retailer in Carpinteria, but instead would expand the footprint of an existing retail store. TNDG's analysis concludes that the expansion of the Albertsons grocery store into the space previously occupied by Rite Aid would not result in an over-concentration of grocery stores within the Casitas Plaza shopping center, or within the City of Carpinteria overall, because there is sufficient demand to support the supply that would be offered by the expanded store.

As shown in TNDG's analysis, Carpinteria's post-expansion supermarket sales on a per-square foot basis are projected to range from \$459 to \$488 per square foot. Although this would represent a reduction of approximately 21% from current per square foot volumes, it would still approach the high-end of the industry benchmark range for supermarkets (\$400 to \$500 per square foot). Further, it should be noted that while the per square foot volumes would decrease, the overall profits from groceries would expand as the expansion would allow for recapture of 50% or approximately \$2.85 million of this existing leakage.

According to the TNDG report, in an economic context, "over-concentration" of a retail land use would imply that one or more of the following conditions exists:

- a. Development of the use would result in a total supply that exceeds the trade area's demand for that use, resulting in a market imbalance that would ultimately cause existing competitive businesses to fail;
- b. A particular store would exceed the "industry standard" square footage for a particular tenant type; and/or
- c. Development of the use would result in an inefficient ratio of anchor tenant space relative to the total gross leasable area (GLA) for the shopping center in which it is developed.

In the case of the proposed Albertsons expansion, none of the above criteria is met based on the following:

- As documented in detail in TNDG's Economic Impact (Urban Decay) memorandum dated February 9, 2011, herein incorporated by reference, demand in the trade area is more than sufficient to support the proposed expansion without causing any existing food stores to close.
- At approximately 40,000 square feet, the expanded Albertsons would be small by contemporary supermarket standards. According to the 2009 Retail Tenant Directory published by Trade Dimensions, Albertsons has a preferred GLA of up to 58,000 square feet and Vons has a preferred GLA in the range of 30,000 to 78,000 square feet.
- As described in TNDG's Economic Impact (Urban Decay) memorandum, the anchor tenants in a neighborhood shopping center (the relevant shopping center category for Casitas Plaza) typically account for 30 to 50% of the center's total GLA, according to the International Council of Shopping

Centers. Based on the square footages, the two anchor tenants (Albertsons and CVS) in Casitas Plaza currently represent 32% of the center's GLA. After the proposed expansion, the two anchor tenants would represent 48% of the total GLA. Thus, the anchor-to-total GLA ratio would be within industry norms and thus would not be indicative of over-concentration of a particular land use.

3. *The proposed use and development provides amenities, services and/or associated on-site or off-site improvements that enhance the unique small beach town character of the community.*

This finding can be made as the proposed Albertsons expansion has the potential to enhance Carpinteria's small beach town character to the extent that the expanded store: (a) keeps locals in town for their grocery shopping needs, and (b) provides an enhanced shopping amenity for visitors. The expanded grocery services and wider sales aisles between display gondolas will meet the demands and expectations of local residents and visitors for food, beverages, sundries and medicine. The expansion of the Albertsons store would enhance the unique small beach town character of the community by providing a retail food store more in line with today's conventional grocery store standards while allowing the store to compete in price and selection to reduce the leakage of sales from Carpinteria to Ventura and Santa Barbara. This expansion can occur within the existing as built footprint and will not require additional development.

TNDG's analysis concludes that the proposed project would increase the City's retention rate of both resident and visitor demand for grocery purchases. The renovated and expanded store would also improve the physical environment of the Casitas Plaza shopping center, and would be a catalyst for upgrading the entire shopping center. The proposed project would absorb an existing sizeable vacancy in addition to installing enlarged walkways and an outdoor patio seating area. This would improve the physical condition of the center and enhance the pedestrian experience. Bicycle racks would be installed and bus stops would be improved, all contributing to the enhancement of Carpinteria's small beach town character which promotes alternative transportation. Incorporating a bakery and pharmacy into a single storefront would provide convenience and the availability of these expanded services would be an asset to the community without creating new competition. The Shepard Place Pharmacy will relocate into the Albertsons store, providing continued employment for its existing employees and continuing to serve its existing customer base in a proximate location. While the pharmacy does plan to offer some expanded services, these would largely be services that are not currently offered elsewhere in the City and thus would not compete directly with other local businesses. Similarly, Albertsons already provides a bakery and by expanding its bakery section, will not create new competition for that service in the community.

4. *The proposed use minimizes adverse impacts to traffic such that no existing intersection volume to capacity ratio will decrease by more than five percent (5%), provided however, that no intersection level of service will degrade below a level of service C as defined in the circulation element.*

The applicant has submitted a *Traffic, Circulation and Parking Study* prepared by Associated Transportation Engineers (ATE: November 19, 2009) that finds that surrounding area intersections would continue to operate at acceptable levels of service (level C or above). This finding can be made as the project is expected to change the intersection operation a maximum change of 0.01 volume to capacity ratio and 1.1 seconds of delay. These changes represent a 1-2% change in the volume to capacity ratio, well under the 5% maximum identified in the finding.

5. *Adequate parking is provided on-site by meeting without exceeding the standards set forth in Chapter 14.54 of this code and/or other allowed parking programs as provided in the municipal code.*

The Casitas Plaza contains approximately 99,177 square feet of commercial space and 431 parking spaces on APN 001-070-063. An adjacent parcel under separate ownership (APN 001-070-049) contains approximately 7,800 square feet of commercial space, five parking spaces and two auto-teller drive-thru aisles. This parcel is under separate ownership and is not a part of the proposed development. The Casitas Plaza shopping center had originally been approved by a Santa Barbara County Planning Commission "Precise Plan" in 1965, then by Carpinteria City Council Ordinance in 1970. Since the 1970s, proposed development at the shopping center has been reviewed by the Planning Commission and/or City Council on numerous occasions.

On August 12, 1974, the Carpinteria City Council adopted Ordinance 167 which included the statement, "That modifications to buildings, structures and parking areas may be approved by the Planning Commission." On February 6, 1984, the Planning Commission made a formal determination regarding the number of parking spaces required for the entire shopping center, finding that 420 parking spaces (418 for APN 001-070-063 and 2 for APN 001-070-049) are adequate for the Casitas Plaza shopping center including the Santa Barbara Bank and Trust buildings.

No new building square footage has been added since 1984 that would alter the number of parking spaces previously determined by the Planning Commission to be sufficient, nor are there non-retail commercial tenants within the shopping center requiring a greater number of parking spaces than are needed for shopping center retail uses. Thus, the current requirement for the number of parking spaces at the entire Casitas Plaza shopping center remains at 420.

The current proposal includes a reconfiguration of the parking lot to increase the number of parking spaces for the entire Casitas Plaza shopping center to 437 (432 spaces on APN 001-070-063 and five spaces on APN 001-070-049) including the one parking space for the Santa Barbara Airbus. This exceeds the Planning Commission's formally established requirement of 420 for the entire shopping center. A parking demand analysis prepared by Associated Transportation Engineers at the request of the applicant (ATE, July 29, 2010) indicates a weekday peak parking demand of 353 spaces and a weekend peak parking demand of 391 spaces for APN 001-070-063 based on empirical parking data collected for similar shopping centers presented in the Urban Land Institute Shared Parking Manual. Additional evidence presented to the City indicates that ample parking exists at the shopping center at all times throughout the year,

The standards set forth in Chapter 14.54 of the municipal code would require 502 spaces (465 spaces on APN 001-070-063 and 37 spaces on APN 001-070-049). Peak parking demand for the Project and the entire center is well below and does not exceed this amount.

In order to increase landscaping for the Project, the City Council has approved a Modification to reduce the number of required parking spaces for APN 001-070-063 to 423 with up to four of these compact parking spaces. 423 spaces is adequate for APN 001-070-063, bringing the minimum total number of parking spaces for the entire Casitas Plaza shopping center to 428. Given the information provided above, the City Council finds that the Project provides adequate parking for all commercial uses at Casitas Plaza but does not exceed the number of required spaces per Chapter 14.54 of the Municipal Code.

6. *The proposed development encourages alternative transportation by providing pedestrian and access amenities such as walkways, bus stops and bicycle racks.*

This finding can be made as a new walkway providing east/west pedestrian access through the parking lot is shown on the project plans. The ATE *Traffic, Circulation and Parking Study* recommends relocating the Santa Barbara Airbus pick-up/drop-off area in order to reduce potential circulation conflicts with the heavily used two-way driveway adjacent to IHOP. Additional bike racks are shown in front of the expanded storefront. The project is conditioned such that improvements to the MTD bus stop located adjacent to the southeast corner of the property at Carpinteria Avenue and the Seaside Shuttle bus stop adjacent to Casitas Pass Road would be improved to current MTD bus stop standards, including shelters and night lighting.

7. *The proposed use will not materially adversely affect the economic welfare of the City, its commercial districts, or existing local retail providers based on evidence provided by the applicant and reviewed and accepted by the City.*

In this context, a materially adverse effect on economic welfare may occur if a proposed use would directly cause a closure of a vital existing local retail provider without a viable replacement or would result in a retail environment in which the prices of retail goods are not competitive or in range with the industry standard. A number of studies have been submitted addressing the economic impact of the proposed expansion.

The *Economic Impact Analysis* prepared for Albertsons by Bay Area Economics (BAE) dated November 13, 2009 and the Addendum to that report dated April 27, 2010, herein incorporated by reference, indicate that Carpinteria loses retail sales, including food purchases, to surrounding communities. The BAE analysis indicates that the proposed project would recapture some of this leakage. It further presents that even if the Albertsons expansion results in captured sales from other local competitive outlets (e.g., Vons), this would merely lead to a rebalancing of sales between the two stores, with overall market performance still strong enough such that neither of these stores is at risk of closure. This expansion of Albertsons would create a more competitive environment for retail food sales which would benefit the City, its residents and visitors. For these reasons, the BAE analysis concludes that the Albertsons expansion should not lead to any adverse impacts on the local business climate.

TNDG also prepared an Economic Impact (Urban Decay) Analysis, herein incorporated by reference. Similar to the BAE findings, the TNDG report concludes that the proposed project would not directly or indirectly result in the closure of any existing businesses in Carpinteria, and therefore would not "materially adversely affect the economic welfare of the City, its commercial districts, or existing local retail providers." TNDG's analysis did find that the proposed project would result in a potential reduction of sales at the existing Vons store. However, the TNDG report also concludes that the potential reduction in sales would not be significant enough to affect the financial viability of the existing Vons store or other existing businesses in the downtown area.

An economic analysis was also submitted by Philip G. King, Ph.D., on behalf of Vons. This analysis suggests that the proposed Albertsons expansion would cause sales at the existing Vons store to decrease, and while this would not cause the Vons store to close, the shift in food sales from Vons to Albertsons would "significantly damage the downtown," resulting in a reduction in downtown retail sales over time and a closure of other local downtown businesses. This analysis does not detract from the conclusions of the other studies for a number

of reasons. For example, as discussed by TNDG, the King report (a) quantifies the impacts without providing the necessary quantitative evidence and instead relies largely upon unsupported qualitative information, (b) draws conclusions which contain analytical gaps (e.g., that Vons functions as an anchor tenant essential to the viability of other downtown businesses), and (c) overestimates the economic impact of the expansion by artificially deflating the relevant population for per capita food sales. For these reasons, TNDG concluded that the King report does not alter the conclusion that the potential reduction in sales volumes at the existing Vons store would not materially affect the viability of other existing businesses in the downtown area. Copies of the economic reports and responses are on file with the City Clerk.

Taking these economic analyses into account, on balance the evidence available to the City shows that the proposed use will not materially adversely affect the economic welfare of the City, its commercial districts or existing local retail providers. For these reasons, this finding can be made.

1.5 Development Plan Findings

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As presented in the staff report prepared for the City Council hearing of August 8, 2011, and the EIR certified for the project dated August 8, 2011, herein incorporated by reference, the expansion of Albertsons into the adjacent retail space and the upgrades to the entire Casitas Plaza shopping center are in conformance with the provisions of the Commercial Planned Development (CPD) zoning district and the City's Coastal Plan/General Plan. Therefore, this finding can be made. The Casitas Plaza shopping center is located within the Downtown/Old Town District as designated in the City's Community Design Element, an established commercial node that has been in operation since 1970.

The purpose of the CPD zone district is to provide appropriately located areas for office uses, retail stores, service establishments, and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area. Food stores and supermarkets are a permitted use in the CPD district with Development Plan approval pursuant to Chapter 14.20 of the Zoning Ordinance. The proposed project would also require a Conditional Use Permit for retail stores over 20,000 square feet to comply with Section 14.20.045 of the Municipal Code. As presented in these Findings, the project is consistent with the Zoning Code and the General Plan/Coastal Plan.

- 2. The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

This finding can be made as the Albertsons expansion project has been sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards. The project has been reviewed by the Fire District and their comments have been included in the conditions of approval in order to avoid potential risks due to fire hazards.

The project has also been reviewed by the City Engineer and determined to comply with all standards to safely build on the subject property. Water drainage facilities have been designed to satisfy the service and safety needs of the shopping center while in compliance with the standards set out in the City's Storm Water Management Plan. The proposed project is therefore consistent with the safety objectives noted above.

- 3. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The Albertsons expansion project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat. Project grading and drainage plans will incorporate storm water pollution prevention elements, biofilter/bioswale systems and other Best Management Practices (BMPs) to intercept and effectively prohibit pollutants from discharging to the City's storm drain system, ultimately leading to Carpinteria Creek. As set forth in the EIR, all environmental impacts have been mitigated to less than significant levels. All mitigation measures have been incorporated into the project conditions of approval. Therefore, this finding can be made.

- 4. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

This finding can be made as the expansion of Albertsons grocery store into an adjacent commercial space and the addition of architectural elements to several of the storefronts within Casitas Plaza would not conflict with existing easements. Review of the subject property Title Report and the conditions of approval required by the affected public agencies confirms that the development will not conflict with any recorded easements.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

This finding can be made as the project does not have the potential to adversely affect these services in that the services identified above are currently available to Casitas Plaza and would continue to serve the shopping center. Compared to the existing and historical use of the property, the proposed project would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project. Requirements of the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District, Carpinteria Valley Water District, Santa Barbara County Air Pollution Control District and City Public Works Director have been included in the project conditions of approval. In addition, the City's law enforcement services are sufficient to provide services to the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

Because the project can be found consistent with the City's applicable laws and policies, it can be found that the project will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood. The Albertsons expansion project is the catalyst for upgrades to the entire Casitas Plaza shopping center, increasing the safety, comfort, general welfare and property values in the neighborhood. The project has been reviewed by the Architectural Review Board at public hearings to ensure architectural compatibility with surrounding development. And, there are many beneficial effects of the project such as improved pedestrian amenities, energy efficiency, circulation improvements and storm water quality best management practices that will be implemented as part of the project.

1.6 Development Plan Modification to Parking and Landscaping Findings

CMC Section 14.50.120

In reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it determines that such modification is necessary to accommodate an innovative project which would result in at least one of the following public benefits:

- *Energy efficient heating/cooling; or*
- *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
- *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

Parking

This finding to approve a Development Plan Modification to reduce the number of parking spaces required for APN 001-070-063 to require 423 spaces can be made. In 1984, the Planning Commission made a formal determination that 420 spaces was an adequate amount of parking for the entire center (APN 001-070-063 and 001-070-049) and there have been no changes to square footage or other relevant conditions since 1984 that would alter this number of required parking spaces. The current proposal includes 432 spaces on APN 001-070-063 and 5 spaces on APN 001-070-049) for a total of 437 parking spaces for the entire shopping center. The parking demand analysis prepared by Associated Transportation Engineers (ATE) at the request of the applicant (ATE, July 29, 2010) indicates a weekday peak parking demand of 353 spaces and a weekend peak parking demand of 391 spaces for APN 001-070-063 based on empirical parking data collected for similar shopping centers presented in the Urban Land Institute Shared Parking Manual. Local experience is that ample parking is provided at the shopping center, even during peak parking periods. The City Council has approved a reduction of proposed parking spaces within the project to 423 in order to allow the inclusion of more landscaping. Based on the information provided above, 423 spaces is adequate for APN 001-070-063, bringing the minimum total number of parking spaces for the entire Casitas Plaza shopping center to 428, which is also sufficient to satisfy parking demand.

The modification also includes the provision for four compact parking spaces, with dimensions of nine feet by 16 feet, rather than the standard parking space size of nine feet by 18 feet. The Zoning Code does not specifically require or limit the number of compact spaces that may be provided. Allowance for some portion of required parking for new development to be required as compact spaces has been common in California for many years. Inclusion of the four compact spaces within the Modification formalizes this requirement for the project.

Landscaping

This finding to approve a Development Plan Modification to reduce the amount of landscaping required for the shopping center to a minimum of 5.83%, below the minimum 10% required by the Zoning Code can be made as the proposal would

increase the nonconforming amount of landscaping at the shopping center from 5.04% to 5.83% with no increase in building floor area other than the architectural upgrades over hard surface walk or drive areas.

The expanded Albertsons store would be one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes 30% less energy than other grocery stores nationwide. The innovative project includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce Freon use, "best in class" HVAC systems and waste management/cardboard recycling.

Justification for Parking and Landscape Modifications

The Carpinteria Albertsons is an innovative project in that earlier this year the grocery store has gone "bagless," encouraging shoppers to bring their own reusable bags rather than providing single-use paper or plastic bags. In anticipation of the expanded floor area, Albertsons describes the store as "hyper-local," which means working with local growers to stock local produce. The modifications to parking and landscape requirements are necessary to provide a well-designed and innovative project that employs energy efficient heating and cooling. For these reasons, the findings to approve the Development Plan Modification to parking and landscaping can be made.

1.7 Coastal Development Permit Findings

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following finding:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The City's certified Local Coastal Program includes the Local Coastal Land Use Plan (Coastal Plan) and Zoning Code (measures to implement the Plan). As presented in the staff report prepared for the City Council hearing of August 8, 2011, and the EIR certified for the project dated August 8, 2011, herein incorporated by reference, the expansion of Albertsons into the adjacent retail space and the upgrades to the entire Casitas Plaza shopping center is in conformance with the provisions of the Commercial Planned Development (CPD) zoning district and the City's Coastal Plan. The Casitas Plaza shopping center is located within the Downtown/Old Town District in the City's Community Design Element, an established commercial node that has been in operation since 1970.

The purpose of the CPD zone district is to provide appropriately located areas for office uses, retail stores, service establishments, and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area. Food stores and supermarkets are a permitted use in the CPD district with Development Plan approval pursuant to Chapter 14.20 of the Zoning Code. The proposed project would also require a Conditional Use Permit for retail stores over 20,000 square feet to comply with Section 14.20.045 of the Municipal Code. As presented in this finding, the project is consistent with the Zoning Code and the Coastal Plan.

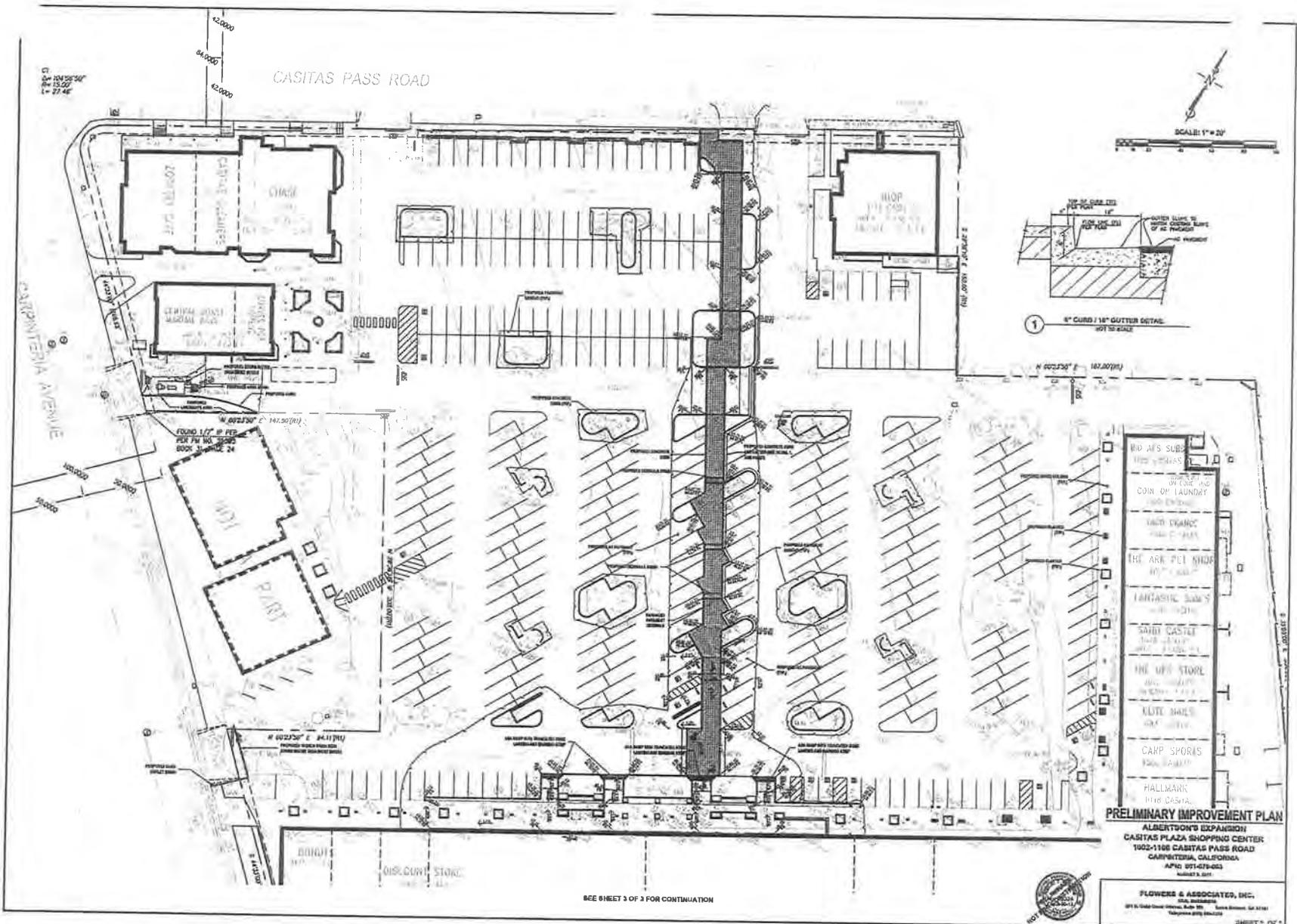
Exhibit 1

Attachment B

Reduced Architectural and Civil Plan Sheets

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

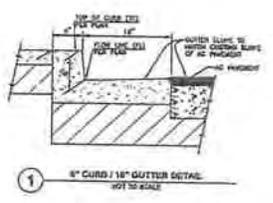
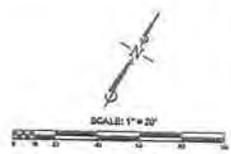
City Council Hearing August 8, 2011



CASITAS PASS ROAD
 42,000
 42,000
 42,000

CASITAS PASS ROAD

CARMELITA AVENUE



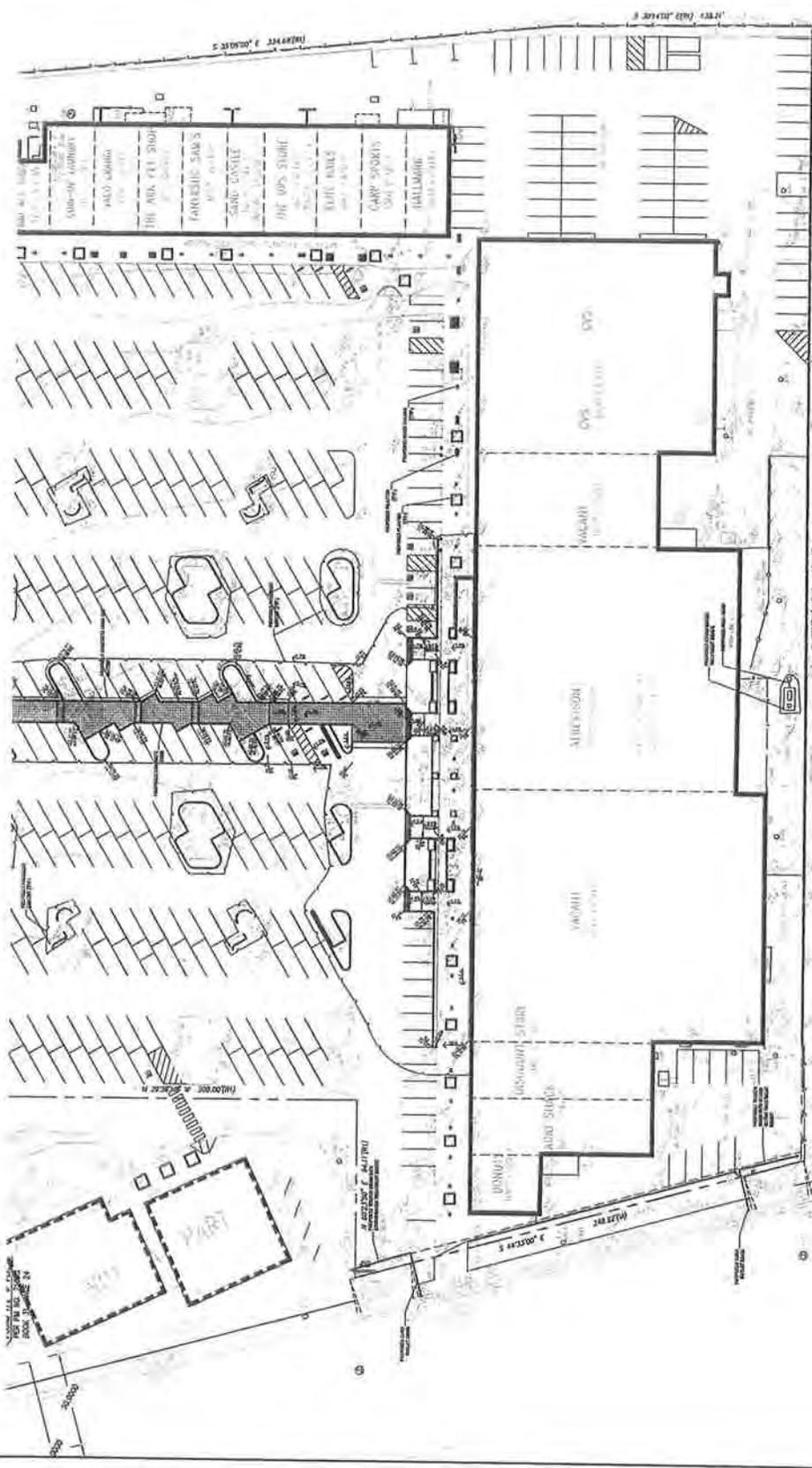
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PRELIMINARY IMPROVEMENT PLAN
 ALBERTSON'S EXPANSION
 CASITAS PLAZA SHOPPING CENTER
 1002-1106 CASITAS PASS ROAD
 CARMELITA, CALIFORNIA
 APRIL 07/10-053

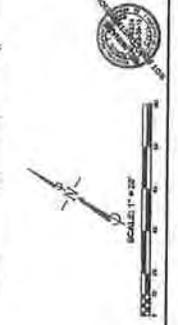
FLOWERS & ASSOCIATES, INC.
 2000 S. GARDEN AVENUE, SUITE 100
 GARDEN GROVE, CALIFORNIA 92640
 TELEPHONE 949-440-2200
 SHEET 2 OF 2
 W.A. 1002

SEE SHEET 3 OF 3 FOR CONTINUATION

SEE SHEET 2 OF 3 FOR CONTINUATION



PRELIMINARY IMPROVEMENT PLAN
 FOR THE EXPANSION
 OF THE
CASITAS PLAZA
 1800-2100 CASITAS PASS ROAD
 CAMPBELL, CALIFORNIA
 APN: 581470002
 SHEET 2 OF 3



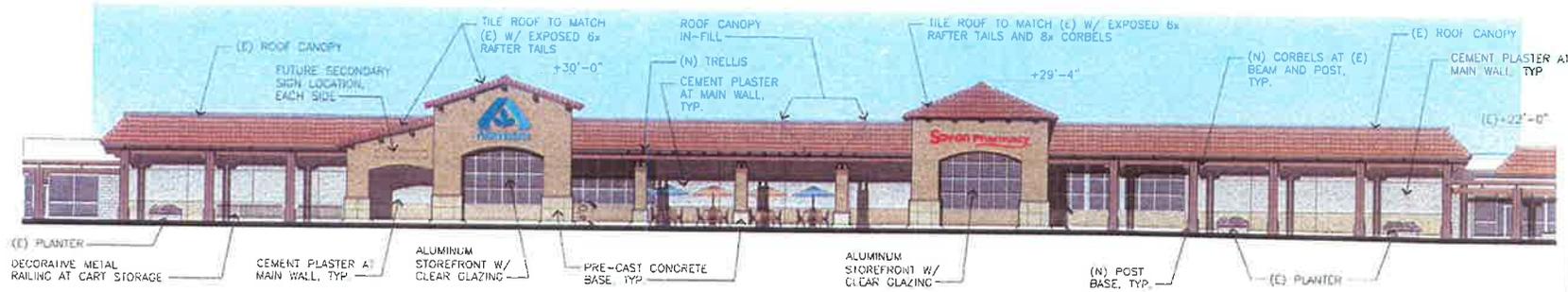
FLOWERS & ASSOCIATES, INC.
 1000 BAY STREET, SUITE 200
 SAN FRANCISCO, CA 94133
 TEL: 415.774.8800
 WWW.FLOWERSA.COM

APPROVED
 [Signature]

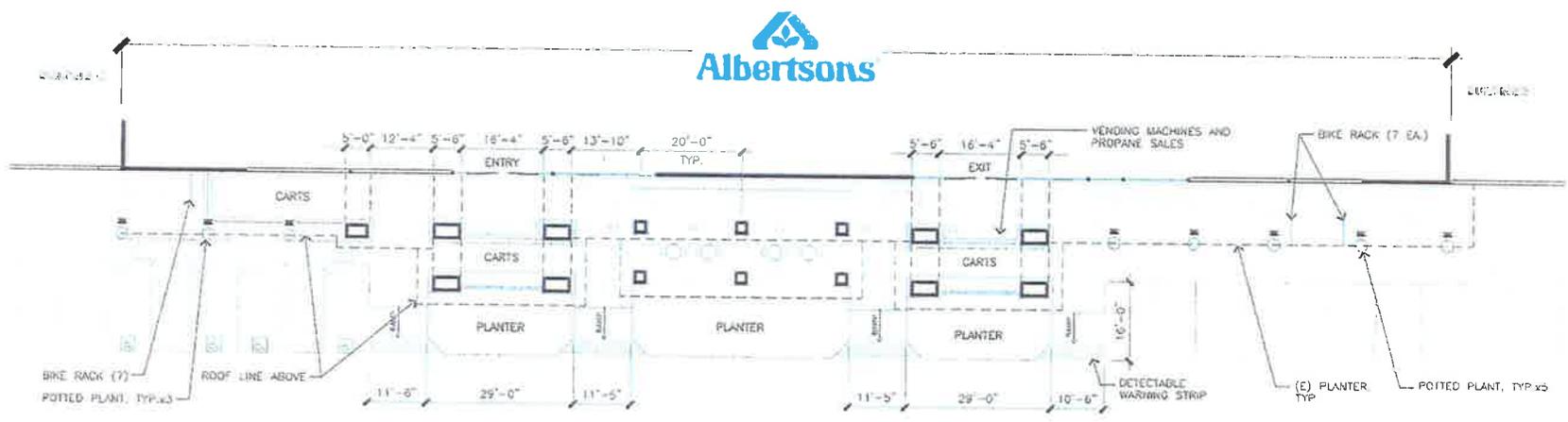
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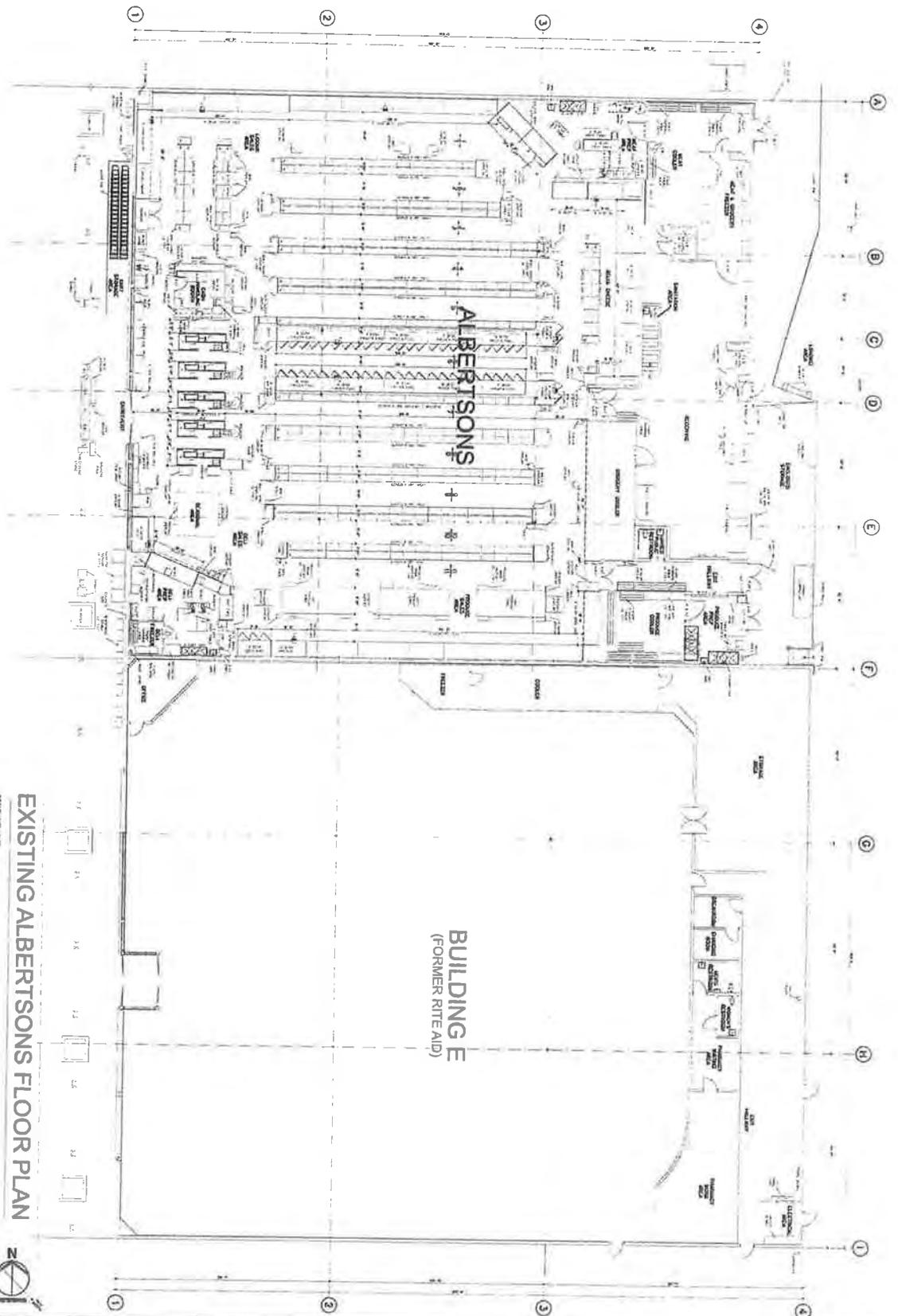


PROPOSED ALBERTSONS ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED ALBERTSONS HARDSCAPE
 SCALE: 1/8" = 1'-0"





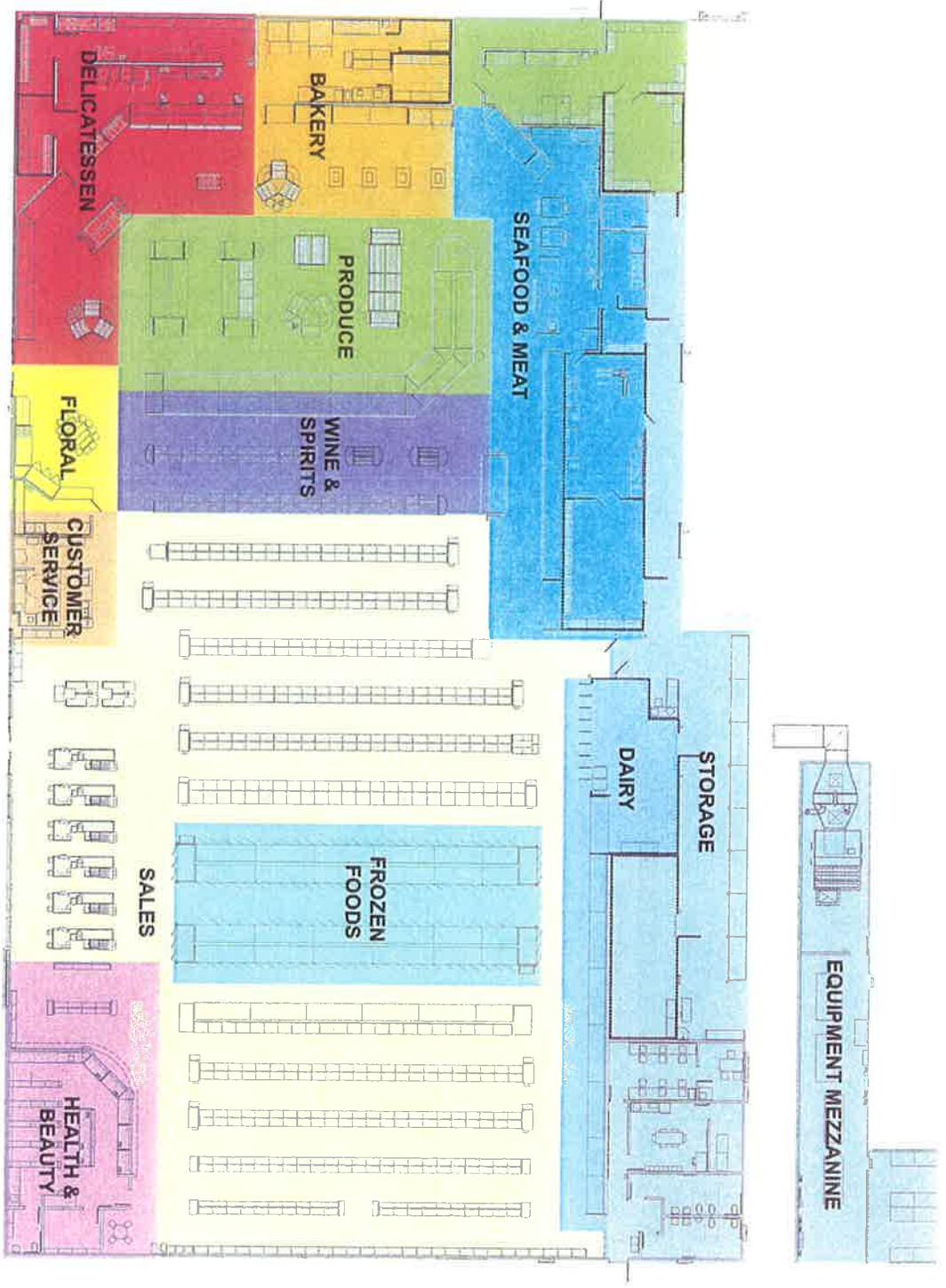
EXISTING ALBERTSONS FLOOR PLAN
SCALE: 1/8" = 1'-0"

A3.1
08.08.11

EXISTING ALBERTSONS / BLDG. E
FLOOR PLAN

ALBERTSONS #6355 - CARPINTERIA
1018 CASITAS PASS ROAD
CARPINTERIA, CALIFORNIA

RAIG + ANT
ARCHITECTS
1018 CASITAS PASS ROAD
CARPINTERIA, CALIFORNIA 91744
TEL: 661.251.1111
WWW.RAIGANT.COM



PROPOSED ALBERTSONS FLOOR PLAN
SCALE: 1/8" = 1'-0"

A3.2
08.08.11

PROPOSED ALBERTSONS
FLOOR PLAN

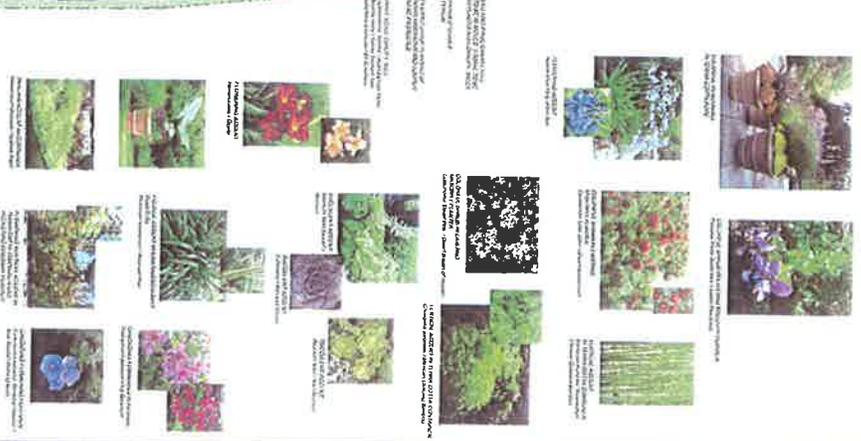
ALBERTSONS #6355 - CARPINTERIA
1018 CASHIAS PASS ROAD
CARPINTERIA, CALIFORNIA

CRAIG + GRANT
ARCHITECTS
1018 CASHIAS PASS ROAD
CARPINTERIA, CALIFORNIA
94706
TEL: 805.485.1100
WWW.CRAIGGRANTARCHITECTS.COM



CASITAS PASS ROAD

CARPINTERIA AVENUE

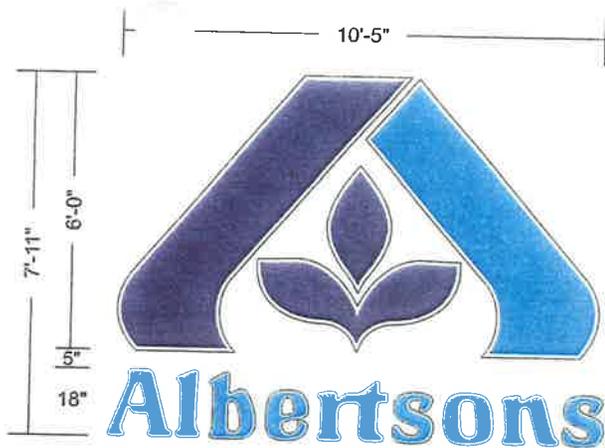


L-1

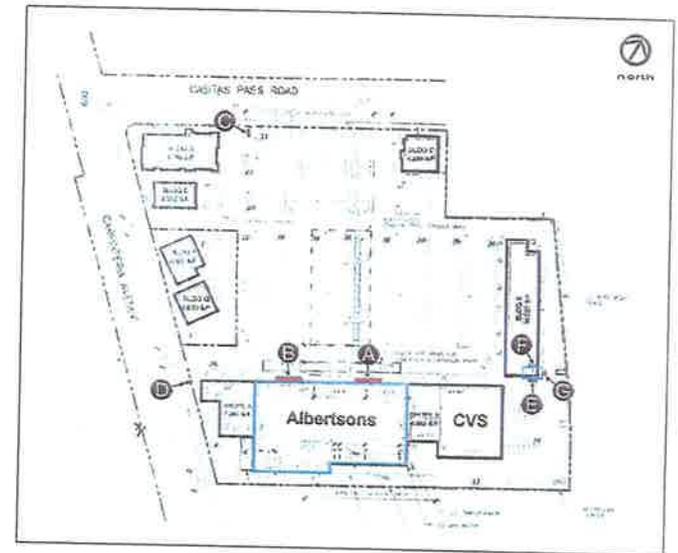
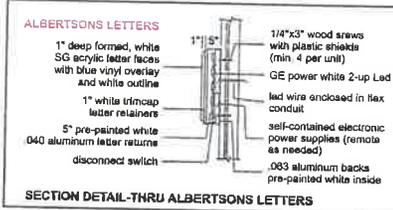
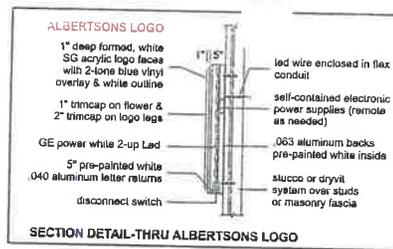
CASITAS PLAZA
 1002 - 1108 Casitas Pass Road
 Carpinteria, CA 93013

Drawn by
 J.P. BULLOCK
 805
 11/15/2004

Site Plan
 11/15/2004



Sign A: Manufacture & Install Led Illuminated P/C Sign
Scale 3/8"=1'-0"



SITE PLAN

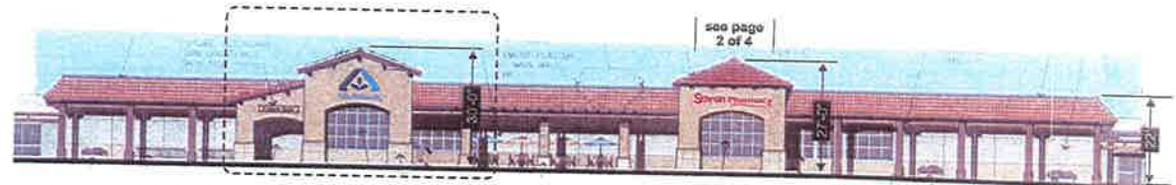


Photo Elevation (bldg front) / Scale 1/32"=1'-0"

FILE: ALBERTSONS-carpinteria

Client Review Status

Mfg. Note

Revision Date

Project Information

Date: 2-4-11 Job #12825 Page: 1 of 4

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One (1) box below MUST be checked prior to mfg.

120 Volt 277 Volt

Other

3-29-10 bam
4-22-10 bam
7-14-10 bam
10-18-10 bam
2-4-11 bam
7-5-11 bam
7-15-11 bam

Client: ALBERTSONS #6355
Contact:
Address: 1018 CASITAS PASS RD
City/ST/Zip: CARPINTERIA, CA
Phone:
Fax:
Sales: Mike Noordewier Designer: Bam

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

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USS UNITED SIGN SYSTEMS

C.S.C.L #718985
5201 Pentacost Drive Modesto, Calif. 95356
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326

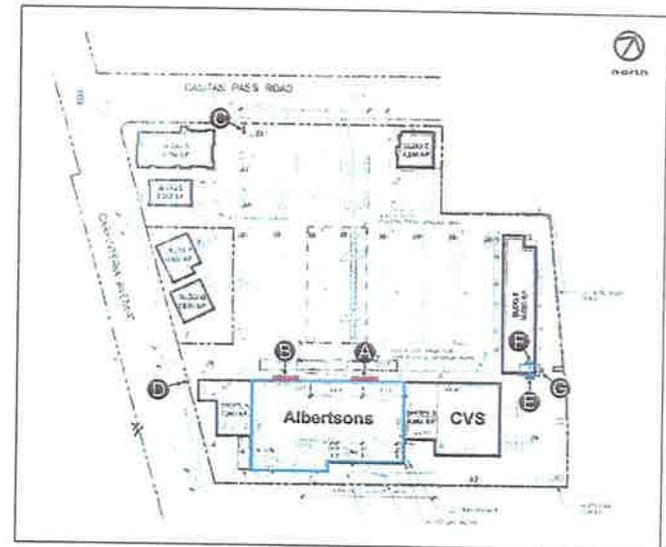
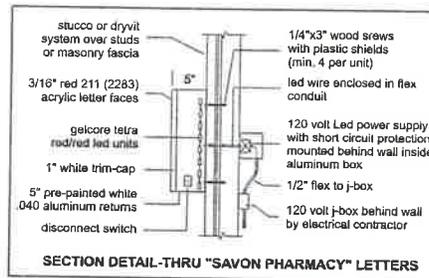


Sign B: Mfg & Install Led Illuminated P/C Sign
Scale 1/4"=1'-0"

mfg & install red 211 acrylic letter faces w/ 5" deep white (aluminum) returns & white 1" trimcap, ul approved red Led illumination



Photo Elevation (bldg front) / Scale 3/32=1'-0"



SITE PLAN

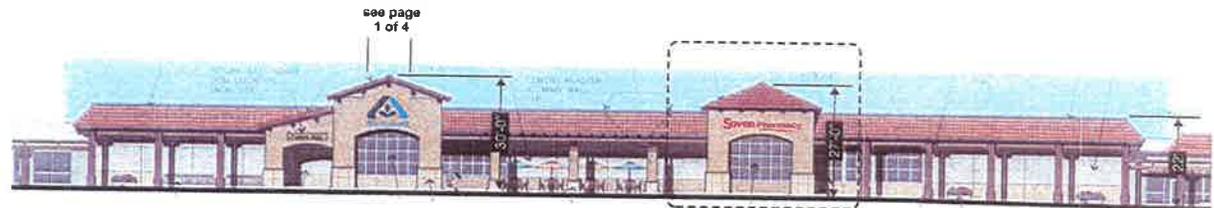


Photo Elevation (bldg front) / Scale 1/32=1'-0"

FILE: ALBERTSONS-carpinteria

Client Review Status

Mfg. Note

Revision Date

Project Information

Date: 2-4-11 Job #12825 Page: 2 of 4

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One (1) box below MUST be checked prior to mfg.

120 Volt 277 Volt

Other

3-29-10 bam
4-22-10 bam
7-14-10 bam
10-18-10 bam
2-4-11 bam
7-5-11 bam

Client: ALBERTSONS #6355
Contact:
Address: 1018 CASITAS PASS RD
City/ST/Zip: CARPINTERIA, CA
Phone:
Fax:
Sales: Mike Noordewier Designer: Bam

CLIENT APPROVAL _____ DATE _____

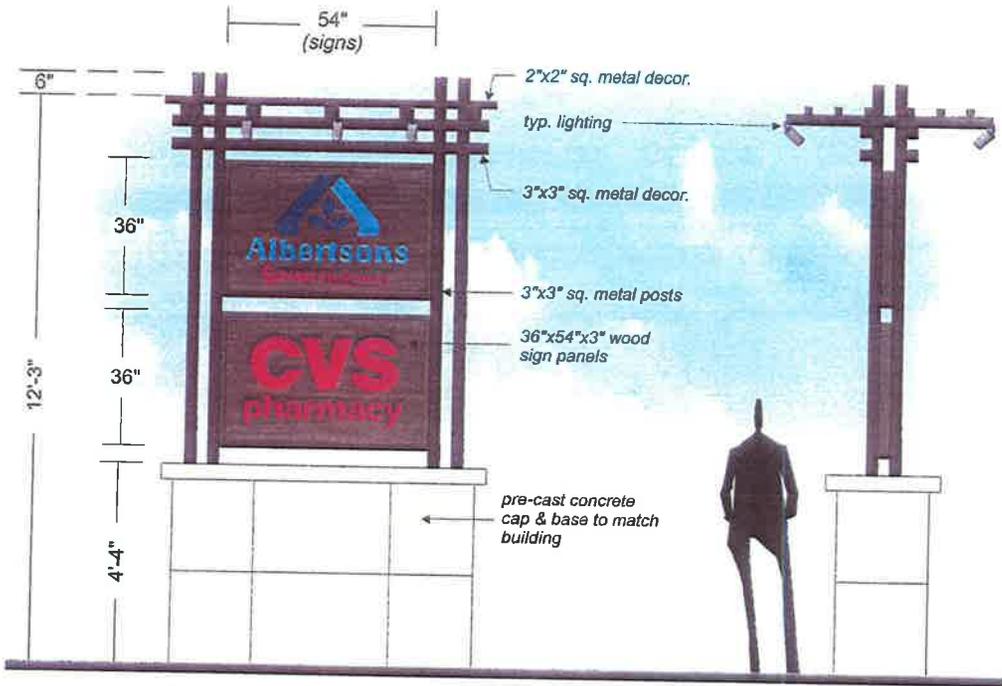
LANDLORD APPROVAL _____ DATE _____

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5201 Pentacost Drive Modesto, Calif. 95356
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326

exterior flood illuminated

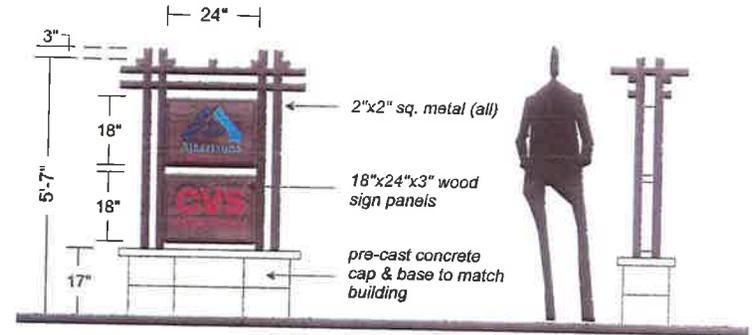


Sign C:
Mfg & Install D/F Free Standing Sign
Scale 3/8"=1'-0"

End View



SIGN LIGHT FIXTURE



Sign D:
Mfg & Install D/F Directional Sign
Scale 3/8"=1'-0"

End View

FILE: ALBERTSONS-carpinteria

Client Review Status

Mfg. Note

Revision Date

Project Information

Date: 2-4-11

Job #12825

Page: 3 of 4

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One (1) box below MUST be checked prior to mfg.

3-29-10 bam	5-3-11 bam
4-22-10 bam	5-10-11 bam
7-14-10 bam	5-16-11 bam
10-18-10 bam	5-17-11 bam
2-4-11bam	6-15-11bam
3-15-11 bam	3-16-11 bam
3-21-11 bam	3-17-11 bam

120 Volt 277 Volt

Other

CLIENT APPROVAL _____ DATE _____

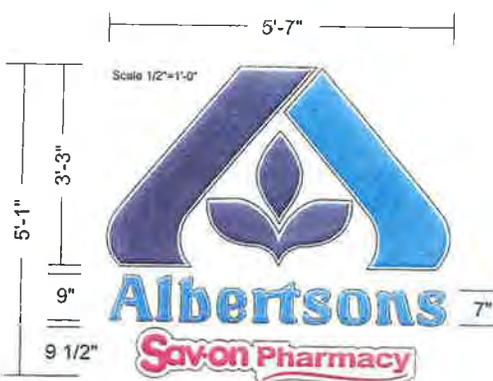
LANDLORD APPROVAL _____ DATE _____

Client: ALBERTSONS #6355
 Contact: _____
 Address: 1018 CASITAS PASS RD
 City/ST/Zip: CARPINTERIA, CA
 Phone: _____
 Fax: _____
 Sales: Mike Noordewier Designer: Bam



C.S.C.L #718955
 5201 Pentacost Drive Modesto, Calif. 95358
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326

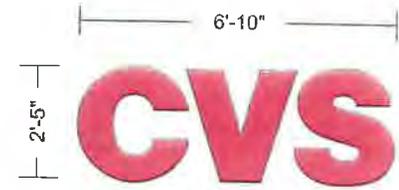
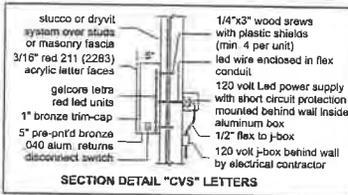
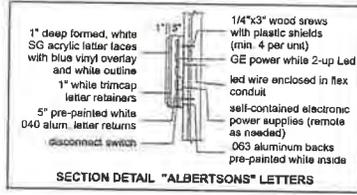
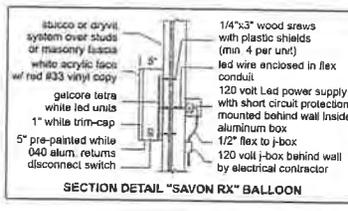
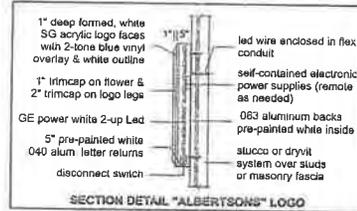
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Signs E & F: LED Illuminated P/C Signs

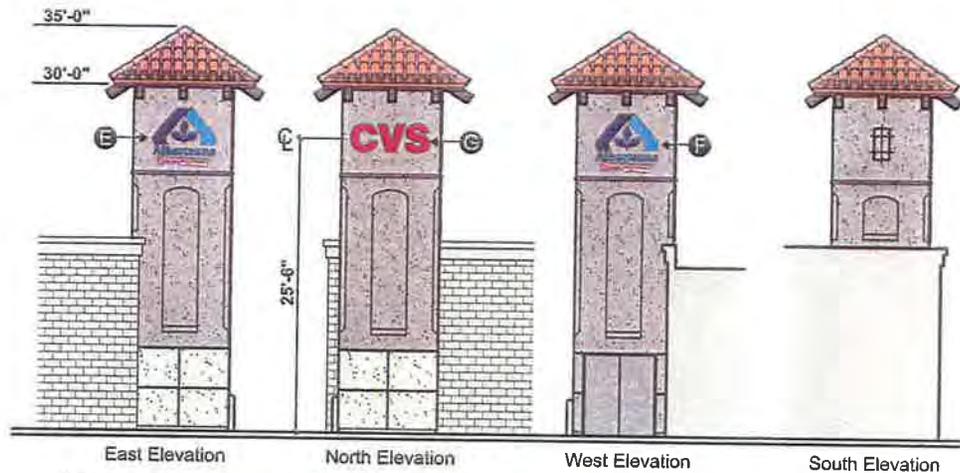
"Albertsons": white pan formed acrylic faces with medium blue #1919 & dark blue #1919 overlays 5" deep white returns with 1" white trimcap w/ approved white LED illumination

"Savon Rx": white acrylic face w/ red #33 vinyl copy 5" deep white returns with 1" white trimcap w/ approved white LED illumination

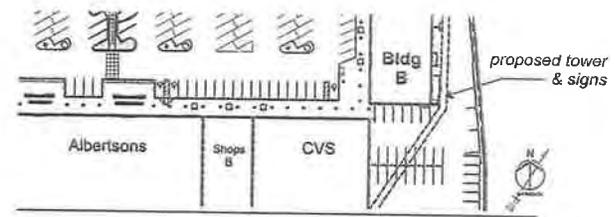


Sign G: LED Illuminated P/C Sign
Scale 3/8"=1'-0"

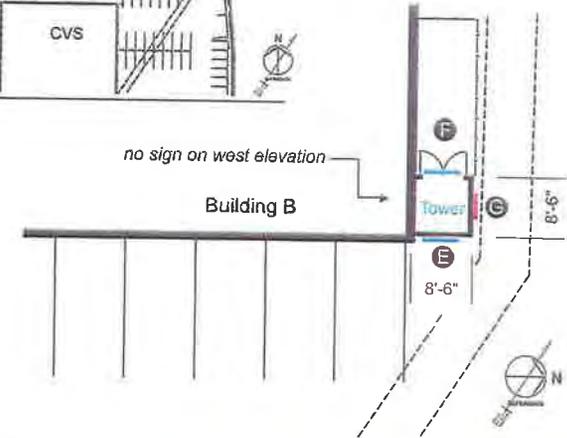
*red #211 acrylic letter faces
5" deep bronze returns w/ 1" bronze trimcap
w/ approved red LED illumination
flush mount sign to bldg fascia*



Four (4) Sided Tower with Three (3) Individual Illuminated Pan Channel Signs / Scale 3/32"=1'-0"



Reference Site Plan



FILE: ALBERTSONS-carpinteria

Client Review Status

Mfg. Note

Revision Date

Project Information

Date: 2-4-11 Job #12825 Page: 4 of 4

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One (1) box below MUST be checked prior to mfg.

120 Volt 277 Volt

Other

3-15-11 bam
4-4-11 bam
5-10-11 bam
7-14-11 bam

Client: ALBERTSONS #6355
Contact:
Address: 1018 CASITAS PASS RD
City/ST/Zip: CARPINTERIA, CA
Phone:
Fax:
Sales: Mike Noordewier Designer: Bam

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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5201 Pentacost Drive Modesto, Calif. 95356
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326

Exhibit 1

Attachment C

Recommended Conditions of Approval

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

ATTACHMENT C

CONDITIONS OF APPROVAL

Albertsons Grocery Store Expansion Project and Casitas Plaza Remodel

PROJECT NO. 10-1547-CUP/DPR/CDP

August 8, 2011

PROJECT DESCRIPTION

Desc-1 This Conditional Use Permit, Development Plan Revision and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits dated August 8, 2011, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Albertsons grocery store proposes to expand the existing store in Building D of Casitas Plaza (refer to the Site Plan dated August 8, 2011) into an adjacent vacant retail space of 21,440 square feet (Building E). The floor area of Albertsons would expand from 20,062 square feet (18,850 square feet of ground floor space with a 1,212 square foot mezzanine) to 40,290 total square feet. The expanded store would allow Albertsons to provide for larger floor area for each department; a new bakery department; a new, approximately 2,050 square foot pharmacy ("Health and Beauty") department; wider sales aisles between display gondolas; and additional check-out counters.

New architectural elements would be integrated into the existing storefront canopy to provide a wind screen while also screening shopping carts, vending machines and outdoor sales areas. Planters would be installed along the building frontage. The architectural projection framing the main entrance to the expanded Albertsons grocery store would be a maximum of 30 feet in height. New cement plaster would reface the main building wall forming the inner edge of the arcade, with new expanded storefront glazing and glazed automatic sliding doors. Vending machines, newspaper racks and public telephones along this wall would be eliminated. The proposed arcade design includes a screened shopping cart storage area which incorporates outdoor seating, potted plants and expanded bicycle parking. In keeping with the proposed improvements at Albertsons, new façade elements at Building A (housing 10 retail spaces) and three new façade elements at Building B (CVS Pharmacy) shall also be constructed.

The proposed expanded store would be one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes an estimated 30% less energy than other grocery stores nationwide. The proposal includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce Freon use, "best in class" heating, ventilating and air conditioning systems and enhanced waste management/cardboard recycling programs.

Parking Lot. The Casitas Plaza parking lot would be reconfigured by revising the parking layout and landscape islands in the northwest portion of the parking lot and adjusting parking and landscape islands in the main parking area. In addition, the project includes implementing additional striping at the western Carpinteria Avenue driveway to further define the one-way right turn flow.

The proposed project would include parking lot landscaping including trees of various statures and profiles, similar to adjacent commercial development. Existing site lighting includes exterior lighting associated with the existing commercial buildings and parking lot. The project would involve replacement of the existing parking lot lighting with energy efficient lighting designed to minimize light pollution. The parking lot would also be improved with a lighted pedestrian path from Casitas Pass Road through the parking lot to the Albertsons entrance and marked crosswalks at the internal drive aisles. Other proposed improvements include upgrades to the recycling center and new site drainage inserts to implement storm water Best Management Practices.

The Santa Barbara Airbus pick-up/drop-off area would be relocated away from the heavily used two-way driveway adjacent to the IHOP restaurant to a lesser used secondary one-way driveway at the southwest corner of the site. This move would help to reduce potential circulation conflicts within the parking lot. Additionally, new bicycle racks would be installed adjacent to several of the store entrances to facilitate bicycle ridership to the shopping center.

Signage. The Sign Plan for Casitas Plaza Shopping Center is also proposed to be modified. The larger tenants have signs mounted on the tiled roof canopy, while the signs for the tenants with the smaller floor areas have smaller signs attached to the wooden canopy cross members. Proposed new signage includes a 35-foot high tower element added to the backside of the building, running parallel with the highway; a monument sign at the Casitas Pass Road entrance; and directional signage at the Carpinteria Avenue entrance.

Construction. Construction would occur over approximately four to six months, including interior and façade modifications and parking lot reconfiguration and landscaping. Albertsons is proposed to remain open during the construction activities.

Development Plan Modifications. A Modification to the number of parking spaces for APN 001-070-063 has been approved, requiring a minimum of 423 parking spaces on this parcel, with up to four of these compact in size (9 x 16 feet). The current proposal includes 432 spaces on APN 001-070-063 and 5 spaces on APN 001-070-049) for a total of 437 parking spaces for the entire shopping center. A second Modification reduces the amount of landscaping required for the shopping center to be a minimum of 5.83%, below the minimum 10% required by the Zoning Code.

The grading, development, use and maintenance of the property, the size, shape, arrangement and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

The Conditions set forth in this permit affect the title and possession of the real property which is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions, and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

MITIGATION MEASURES FROM THE PROJECT EIR

- AES-1:** The design, scale and character of the project architecture, landscape and signage shall be compatible and blend harmoniously with vicinity development. Special attention shall be given to the new architectural features, signs and recycling center to ensure that the improvements are consistent with the City's small beach town character. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures. Appropriate sized specimen trees (36-inch box) shall be specified in the Landscape Plan. **Plan Requirement and Timing:** The applicant shall submit plans of the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff shall review submitted plans, provide direction to the Architectural Review Board regarding this mitigation measure and site inspect during the construction phase.

3. **AES-2:** No outside bulk storage of materials or sales items shall be permitted within the shopping center (APN 001-070-063). Outdoor display of merchandise is allowed subject to the following standards.
 - a. The materials shall be located adjacent to the building façade;
 - b. Displayed merchandise shall occupy a fixed, specifically approved location that does not disrupt the normal function of the site or its circulation. A minimum of six feet of continuous unobstructed walkway space shall be provided;
 - c. No more than 50 percent of the linear frontage of each individual storefront may be occupied with display items;
 - d. All outdoor display areas shall be kept in a neat and orderly fashion;
 - e. The outdoor display of merchandise shall not exceed a height of eight feet above finished grade;
 - f. The outdoor display area shall be directly related to the tenant occupying the interior space; and
 - g. Additional signs shall not be provided for the outdoor display area beyond those normally allowed for the primary use.

Items for sale within the Albertsons entry/exit foyers, shown as vending machines and propane sales on the plans dated July 5, 2011, and the seasonal sales of Halloween pumpkins and Christmas trees are not subject to this restriction. **Plan Requirement and Timing:** This requirement shall be included in the conditions of approval signed by the landowner prior to approval of a Building Permit for physical development. New lease agreements for all tenants shall also reflect this condition. **Monitoring:** CDD shall review and approve the language of the lease agreements and monitor in the field as required.

4. **AES-3:** Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD with input from the ARB prior to the issuance of a Building Permit. **Monitoring:** CDD and the ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for structures. CDD shall site inspect prior to occupancy clearance.
5. **HWQ-1:** A combination of structural and non-structural Best Management Practices (BMPs) (e.g., bioswales, storm drain filters, permeable pavement, parking lot cleaning, etc.) shall be installed/used to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development. **Plan Requirements:** The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following

elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on site, building and grading plans. Records of maintenance shall be maintained by the landowner/manager. **Timing:** Prior to issuance of a Building/Grading Permit, the SWQMP shall be submitted to the Community Development Department and Public Works. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Filters/inserts shall be installed prior to issuance of occupancy clearance and shall be cleaned using approved methods at least twice a year, once immediately prior to November 1 (before the start of the rainy season) and once in January. Maintenance records shall be submitted to CDD on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year, the records shall be maintained by the landowner/manager and be made available to CDD or Public Works on request. **Monitoring:** CDD and Public Works shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

6. **HWQ-2:** Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the Community Development Department and Public Works prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** CDD and Public Works shall perform site inspections throughout construction.

7. **HWQ-3:** Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading Plans submitted to Public Works for review prior to issuance of a Building Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.
8. **HWQ-4:** During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to the Community Development Department, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The washout area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
9. **CUL-1:** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
10. **GEO-1:** Structures shall be designed to earthquake standards of the California Building Code Seismic Zone 4. **Plan Requirements and Timing:** Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of the Building and Safety Division. **Monitoring:** Building Inspector shall site inspect prior to occupancy clearance.

11. **WQ-5:** The applicant shall be responsible for maintaining the premises in a clean and orderly condition at all times. This includes, but is not limited to the following:
- a. The parking lot shall be cleaned on a regular basis. Cleaning activities shall include the removal of litter; spot cleaning of oil, fuel and other automotive leaks; vacuum sweeping and pressure washing when necessary;
 - b. All trash/recycling shall be properly disposed of in the appropriate receptacles provided on site. The applicant shall regularly inspect the perimeter of the site to ensure that trash is not leaving the premises via wind or runoff;
 - c. All structures and improvements on site shall maintain a tidy appearance and be kept in good working order; and
 - d. All site landscaping shall be adequately maintained

Plan Requirements: This requirement shall be included in the approved conditions of approval signed by the landowner prior to approval of any Building Permit for physical development. **Timing:** CDD shall monitor in the field as required. **Monitoring:** CDD staff shall periodically inspect the site to ensure compliance with this condition. If it is found that the site is not being maintained in a manner consistent with this condition, the matter shall be referred to the City's Code Compliance staff for resolution.

12. **NOI-1:** Exterior construction activity shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Friday, 8:00 a.m. and 8:00 p.m. on Saturdays and 10:00 a.m. and 8:00 p.m. on Sundays. No exterior construction activity shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Interior construction activities that cannot be heard beyond the boundaries of the Casitas Plaza shopping center are not subject to these restrictions, however the Community Development Director may restrict interior construction activities if it is determined that the activity creates a public nuisance. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted onsite. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

13. **TRA-1:** In order to assist with public transit to the shopping center, improvements to the MTD bus stop located adjacent to the southeast corner of the property at Carpinteria Avenue and the Seaside Shuttle bus stop adjacent to Casitas Pass Road shall be improved to current MTD bus stop standards, including shelters and night lighting. **Plan Requirements and Timing:** Bus stop improvements shall be shown on plans submitted for project grading and development. Improvements are subject to review and approval by CDD and MTD. Improvements shall be installed prior to occupancy clearance. **Monitoring:** CDD shall field verify installation as to plan.

14. **SW-1:** Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on grading and construction plans. The applicant shall provide CDD with receipts for recycled materials or for separate bins. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. **Monitoring:** CDD shall review receipts prior to occupancy clearance.

15. **SW-2:** The applicant shall develop and implement a Solid Waste Management Program. The program shall include, but is not limited to, the following measures:
 - a. Provision of adequate space and/or bins for storage of recyclable materials within the project site.
 - b. Development of a Source Reduction Plan (SRP) describing the recommended program(s) and the estimated reduction of solid waste disposed by the project.
 - c. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). To ensure compliance, the applicant shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to CDD review and approval prior to the issuance of building permits.

Plan Requirements: The applicant shall submit a Solid Waste Management Program to CDD for review and approval prior to issuance of a Building Permit. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project. **Monitoring:** CDD shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

PROJECT SPECIFIC CONDITIONS

16. A shopping cart containment system (i.e., magnetic wheel lock or equivalent) shall be installed on the site to keep shopping carts from leaving the property.
17. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB.
18. Prior to issuance of a Grading or Building Permit, the applicant shall enter into an agreement with the City to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also post a landscape maintenance bond equaling \$2,000.00. The landscaping shall be maintained in good condition for three years, at which time the bond will be released. **Timing:** Prior to occupancy clearance, landscape and irrigation shall be installed. **Monitoring:** Prior to occupancy clearance, CDD shall verify installation and check maintenance as needed. Release of the performance security requires CDD approval.

CONDITIONAL USE PERMIT CONDITIONS

19. This Conditional Use Permit is not valid until a Building Permit for the development and/or use has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
20. If the Planning Commission or City Council determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), the Planning Commission or City Council is empowered to amend, alter, delete or add conditions to this permit.
21. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

22. Within one year after the effective date of this permit, construction and/or the use shall commence. Construction or use cannot commence until a Building Permit has been issued. Failure to commence the construction and/or use pursuant to a valid Building Permit shall render the Conditional Use Permit null and void.
23. All time limits may be extended by the City Council for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
24. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

DEVELOPMENT PLAN REVISION CONDITIONS

25. Approval of the Development Plan Revision shall expire one year after approval by the City Council, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decisionmaker with jurisdiction over the project may, upon good cause shown, grant a time extension.
26. No permits for development, including grading, shall be issued except in conformance with the approved Development Plan Revision. All previously approved Development Plans approved for APN 001-070-063 are superseded by this Development Plan Revision. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan Revision Exhibits dated August 8, 2011. Substantial conformity shall be determined by the Community Development Department Director.
27. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
28. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

CITY RULES AND REGULATIONS

29. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by Community Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
30. **Compliance with Departmental letters required as follows:**
 - a. Carpinteria-Summerland Fire Protection District dated June 27, 2011
 - b. Carpinteria Valley Water District dated November 23, 2009
 - c. Carpinteria Sanitary District dated June 17, 2011
 - d. Carpinteria Public Works Department dated July 21, 2011
 - e. Air Pollution Control District dated June 10, 2011
31. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. These shall be graphically illustrated where feasible.
32. Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, applicant agrees to contact CDD at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, other agency personnel and with key construction personnel.
33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
34. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

- 35. Developer shall defend, indemnify and hold harmless the City or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees, to attack, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit, Development Plan Revision and Coastal Development Permit. In the event that the City fails promptly to notify the applicant of any such claim, action or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

- 36. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.

Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

Approved by the City Council on August 8, 2011

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT

Applicant Date

Property Owner Date



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

June 28, 2011

Steve Goggia
Senior Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE: 10-1547-CUP/ DPR/ CDP / Albertsons Casitas Plaza Expansion
1012 and 1018 Casitas Pass Road / APN 001-070-063

Dear Steve Goggia:

The following items are necessary for fire protection:

1. The buildings/ structures are protected by an approved automatic fire sprinkler system. Prior to any modifications to that system, plans for the proposed fire sprinkler system changes shall be designed by a qualified person and submitted to the prevention bureau for approval. The system shall be monitored by a licensed provider approved by the Office of the State Fire Marshal.
2. A fire alarm system is required. Plans for the installation or medication to the existing alarm system must be submitted to the fire prevention bureau for approval.
3. Portable fire extinguishers shall be provided such that maximum travel distance requirements of the 2010 CFC are not exceeded. The type, number and location of portable extinguishers shall be approved by the fire prevention bureau.
4. Means of egress. Exiting, exit signs, and emergency lighting shall be provided in accordance with the provisions of the 2010 CBC and 2010 CFC.
5. Public fire hydrants supplying the required fire flow within the required driving distance from the structures shall be provided. Plan must indicate the location of the fire hydrants on the site and nearest to the project address.

"Pride in Service"

Letter of Conditions
1012 and 1018 Casitas Pass Road
6/27/11

6. Visible street address numbers must be posted on the buildings. Numbers shall be a minimum 4 inches high on a contrasting background.
7. Signage. The proposed modifications to the Casitas Plaza Shopping Center Signage and the locations of any proposed sign installations shall be reviewed and approved by the fire prevention bureau prior to installation.
8. Parking Lot and Emergency Vehicle Access.
 - a. When access ways are gated, a Fire District approved key box shall be installed in an accessible location. Prior to installation, the Fire District shall approve the location and type.
 - b. Access to all structures shall conform to the requirements of the California Fire Code and the Santa Barbara County Private Roads & Driveway Standards, Section 8. The minimum clear driving width of fire lanes shall be maintained. No stopping fire lane signage, no parking signage, red curbs, stenciling and stripping shall be provided as required by the fire prevention bureau.
9. Roof access must meet the requirements stated in the Carpinteria Municipal Code.
10. Per Carpinteria-Summerland Fire District Ordinance No. 2003-01 pertaining to fees and service charges, a permit application fee is assessed on all plans reviews.
11. Pursuant to C.S.F.P.D. Ordinance No. 92-02 and Carpinteria City Ordinance No. 599, prior to issuance of a "Certificate of Occupancy", the Carpinteria-Summerland Fire Protection District mitigation fee must be paid.
12. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.

If you need additional information on Fire District conditions, please contact me at 566-2451.

Sincerely,



Ed Foster
Fire Marshal
Fire Prevention Bureau



Carpinteria Valley Water District

1301 Santa Ynez Avenue • P.O. Box 578 • Carpinteria, CA 93014
Phone (805) 684-2816 • Fax (805) 684-3170

BOARD OF DIRECTORS

Frederick Lemere
President
June Van Wingerden
Vice President
Robert R. Lieberknecht
Matthew T. Roberts
James W. Drain

November 23, 2009

Mr. Steve Goggia, Senior Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, Ca. 93013

GENERAL MANAGER

Charles B. Hamilton

SUBJECT: PROJECT NO. 09-1530-CON, ALBERTSON EXPANSION CASITAS PLAZA 1012 & 1018 CASITAS PASS ROAD.

Dear Mr. Goggia,

Upon review of the preliminary plans to expand the existing Albertsons grocery store into the former Rite Aid site and build a new Albertson store totaling 40,290 sq. ft., the following are the conditions of approval from the Carpinteria Valley Water District:

1. The existing 8 inch single check valve backflow device located at the connection of the fireline to the water main will be required to be replaced with an Foundation approved Double Check Detector Assembly (DCDA). The existing device does not meet current District Standards. The installation of the new DCDA must conform to District Standards.
2. The DCDA must be shown on the site plan.
3. Currently the site is served by two water meters , 1 ½ inch and 2 inch, the owner can request to remove one of the meters or use both. Should the owner request to remove a meter they would be responsible for paying the required abandonment meter fee.
4. The water meter/meters will require an Foundation approved Reduced Pressure Principle Backflow Prevention Assembly (RP) installed to District Standards.
5. All fees required shall be received by the District prior to any signing of route sheets or the issuing of work orders.
6. Water fixtures shall be water conserving.
 - 1.28 gallon flush high-efficiency or dual flush models for all new toilets
 - Waterless urinals
 - 1.5 gallon per minute (gpm) lavatory faucets
 - 1.6 gpm pre rinse spray valves
 - Air cooled or 20 gal/100 lbs ice machines
 - State of the art water conserving dishwashers

If you should have any questions concerning this matter, please do not hesitate to call me at this office.

Very truly yours,
CARPINTERIA VALLEY WATER DISTRICT



Brian King
Associate Engineer

BK/bk
C: File Copy



Carpinteria Sanitary District

5300 Sixth Street, Carpinteria, CA 93013
(805) 684-7214 • Admin Fax (805) 684-7213 • Plant Fax (805) 566-6599

June 17, 2011

Steve Goggia
Senior Planner
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

RECEIVED

JUN 17 2011

COMMUNITY DEVELOPMENT
DEPARTMENT

**Subject: Project No. 10-1547- CUP/DPR/CDP
1012 & 1018 Casitas Pass Road (APN: 001-070-063)
Applicant: Albertson's
Owner: Robert Hollman**

Dear Mr. Goggia;

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the subject plans received on June 7, 2011 to expand the existing Albertsons store into existing adjacent vacant commercial space within the Casitas Plaza shopping center. The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

Per the proposed plans dated July 15, 2010, no exterior sewer improvements or alterations are indicated at this time. Prior to the issuance of a sewer construction permit, the applicant shall re-submit a detailed utility plan to the District showing all pipe sizes, fittings, bends, pipe material, locations, depths and invert elevations, grease interceptor requirements and clean-out locations. The project designer shall evaluate the proposed interior changes and install a grease interceptor that is of adequate size and in compliance with the current Unified Plumbing Code.

All sewer improvements shall conform to approved District construction standards for material and methods. The District inspects all sewer facilities from building clean-outs up to the sewer main in the street right-of-way within the City of Carpinteria. All sewer construction work shall be inspected and pressure tested by the District prior to placing trench backfill and final acceptance. During the construction phase, it is the applicant's and contractor's responsibility to notify the District immediately of any sewer improvements or modifications not noted on the approved plans.

These comments reflect only our basic concerns with the subject project at the preliminary design stage. Going forward, it will be important for Albertson's to work directly with the District to achieve a successful project. We look forward to the opportunity to review proposed construction plans for the purpose of providing comments and specific conditions on the project prior to issuance of permits. Please notify us regarding availability for

review purposes. The District may provide inspection during construction to verify that the work conforms to District standards.

If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214 x13.

Sincerely,
CARPINTERIA SANITARY DISTRICT

A handwritten signature in black ink, appearing to read "Lance Lawhon", with a large, sweeping flourish extending to the right.

Lance Lawhon
Engineering Technician

**City of Carpinteria
Public Works Department
Memorandum**

To: Steve Goggia
Community Development Department

From: Steve Orosz
Public Works Department

Subject: Albertsons Expansion Conditions of Approval

Date: July 21, 2011

The Public Works Department has reviewed the draft environmental impact report prepared for this project and has the following condition of approval:

STANDARD GENERAL ENGINEERING CONDITIONS

1. The applicant shall submit grading, drainage and street improvement plans prepared by a California Registered Civil Engineer. Said plans shall include but not be limited to street, utility, and storm drain improvements and shall be submitted to the Public Works and Community Development Departments for review and approval prior to issuance of a building permit.
2. A Plan Check fee deposit shall accompany the initial Grading and/or Improvement plan submittal. The plan check fee deposit shall be the amount shown in the current fee schedule.
3. Prior to issuance of Engineering Permits, an Engineering Cost Estimate shall be submitted with the Grading and Improvement Plans. Each page of the Cost Estimate shall be signed and stamped by the applicant's engineer.
4. Prior to or issuance of building permits, faithful performance and labor and material bonds (each to be 100% of the City Engineer's estimate) shall be filed with the City to cover all public improvements and any onsite grading, drainage or related improvements. A cash deposit in the amount of 10% of the bond amount shall be submitted with each bond. In lieu of a bond, a letter of credit would be acceptable to the Public Works Department.
5. Prior to issuance of a Building Permit, the applicant shall submit plans and calculations as required for all necessary Engineering permits. Said permits include, but are not limited to, Street Construction, Excavation in the public right-of-way, Grading and/or Encroachment.
6. Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMP's) appropriate to the uses conducted onsite and during construction to effectively mitigate storm water pollution.

7. Permanent Storm Water Management Measures shall be shown on the Grading/Drainage Plans per the requirements of the City's adopted City of Santa Barbara Guidelines Manual for the City's Storm Water Management Plan. This project falls under the Tier 3 Category.
8. At the time of acceptance of public improvements, the applicant shall submit a set of "Record Drawings" showing any and all changes made to the design plans during the construction period. The "Record Drawings" shall be the original construction tracings or permanent mylar copies or electronic .pdf files of a quality acceptable to the City Engineer.
9. No persons shall occupy any structure until the City Engineer has approved all improvements and on-site construction has received final approval from the Building Inspector and a Certificate of Occupancy has been obtained from the Community Development Department.
10. All improvements in the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy by the Community Development Department.
11. Prior to the release of any securities, a Notice of Completion for all public improvements shall be presented to and accepted by the City Council and recorded by the County Recorder.

PROJECT SPECIFIC CONDITIONS

1. Restripe the existing parking lot to provide 432 parking spaces. Update signage and markings to current Americans with Disabilities Act (ADA) requirements for parking facilities to the satisfaction of the Community Development Department. The final parking layout shall, either a) Conform to the current site plan or b) If changes are proposed, be prepared to the satisfaction of the Public Works Director. Parking lot improvement plan will require the Public Works Department's approval by obtaining an Engineering Permit.
2. Prior to the parking lot restriping, the existing striping shall be permanently obliterated completely prior to, or by, a pavement surface treatment. Slurry treatments that wear off after a short period of time exposing prior striping are unacceptable.
3. The applicant shall demonstrate to the satisfaction of the City Engineer that the entire parking lot, drive aisles and driveways maintain positive drainage at minimum of approximately 1% slope to the on-site drainage systems so that water will not pond in or near the parking lot.
4. New site drainage inserts and other measures to implement storm water Best Management Practices (BMP's) shall be installed to meet the City of Carpinteria Tier 3 storm water BMP's to the satisfaction of the Public Works Department. The existing roof drain system needs to be modified so that standing water that has historically occurred no longer ponds on-site, including the removal of the roof drain bubblers. The site drainage insert plan shall be submitted to Public Works Department for approval and for an Engineering Permit.

5. Reconstruct "exit only" driveway and sidewalk to Carpinteria Avenue. The design of the revised driveway shall be reviewed and approved by the Public Works Department.

End of Memorandum



Santa Barbara County
Air Pollution Control District

Our Vision  Clean Air

June 10, 2011

Steve Goggia
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: APCD Conditions for the Albertsons Casitas Plaza Expansion Project, 10-1547-CUP/DPR/CDP

Dear Mr. Goggia:

The Air Pollution Control District (APCD) has reviewed the referenced case, which involves the expansion of an existing Albertsons grocery store into an adjacent vacant retail space of 21,440 square feet (SF). The floor area of Albertsons would expand from 20,062 SF to 40,290 total SF. The entire Casitas Plaza parking lot would be improved with a lighted pedestrian path through the lot to the store entrance. The parking lot would also be reconfigured with a revised layout and landscape islands. The subject property, a 9.5 acre parcel, zoned Commercial Planned Development District (CPD), contains 106,000 square feet of commercial space. The property is identified in the Assessor Parcel Map Book as APN 001-070-063 and is located in the Casitas Plaza Shopping Center at 1012 and 1018 Casita Pass Road in the City of Carpinteria.

Air Pollution Control District staff offers the following suggested conditions:

1. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*, became effective on July 21, 2010 and establishes new limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
2. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
3. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
4. The Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at www.sbcapcd.org/eng/dl/dl08.htm) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing

asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at www.sbcapcd.org/biz/asbestos.htm or contact Matthew Niro in APCD's Engineering and Compliance Division at (805) 961-8835.

5. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to installation. Please see www.sbcapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
6. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.
7. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
8. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these conditions, please feel free to contact me at (805) 961-8890 or via email at cwv@sbcapcd.org.

Sincerely,



Carly Wilburton,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Project File
TEA Chron File

Exhibit 2

Minutes of the City Council hearing of January 25, 2010

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

The meeting was called to order at 4:06 p.m. by Mayor Gregg Carty

CALL TO ORDER

Councilmembers present: J. Bradley Stein
Joe Armendariz
Gregg Carty
Al Clark

ROLL CALL

Councilmembers absent: None

Staff members present: Dave Durlinger, City Manager, Peter Brown, City Attorney, Alexandra Barnhill, Deputy City Attorney and Jayne Diaz, City Clerk

~~TEMPORARY ADJOURNMENT TO CLOSED SESSION~~

TEMPORARY
ADJOURNMENT
TO CLOSED
SESSION

~~The City Attorney noted that Closed Session Item No. c. regarding the Carpinteria Valley Water District well site has been removed and will be continued to a future meeting.~~

~~The Council temporarily adjourned to a closed session at 4:08 p.m. for the purpose of discussion of the following:~~

~~a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION~~

~~Name of Case: Brown vs. Venoco~~

~~Case No. B218607, Court of Appeal, State of California,
Second Appellate District, Division Six~~

~~b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION~~

~~Initiation of litigation pursuant to subdivision (c) of Section
54956.9 (2 Cases)~~

~~c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS~~

~~Property: 5300 Block of Foothill Road (within El Carro Park)
APN: 004-005-004~~

~~Agency negotiator: Dave Durlinger, City Manager, Peter Brown,
City Attorney, Alexandra Barnhill, Deputy City Attorney~~

~~Negotiating Party: Carpinteria Valley Water District~~

~~Under negotiation: Price and terms of payment~~

~~d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Subdivision (a) of Section 54956.9)~~

~~Name of Case: Jamieson v. City Council of the City of Carpinteria
Santa Barbara Superior Court Case No. 1341474~~

RECONVENE IN OPEN SESSION

RECONVENE IN
OPEN SESSION

The meeting was reconvened in open session at 5:30 p.m. by Mayor Carty

of two workshops

Councilmember Armendariz said he feels the Council is taking action in the wrong order. He said that this evening they are considering taking a neutral position of disseminating neutral information and then on February 16th possibly taking an official position against the initiative. To add to that the City Attorney has prepared the impartial analysis at the same time that the City is litigating the initiative in court. He said he feels the Council has opened "Pandora's box". He said this is a citizen driven initiative not a City driven initiative and he feels the City should have no further role.

ARMENDARIZ

Councilmember Reddington said she did not agree with Councilmember Armendariz. She said this Initiative will affect all of California and be precedent setting in a negative way.

REDDINGTON

Discussion followed.

Vice Mayor Clark said he supports the Public Information Plan with multiple televised workshops and concurred with the statements made by Councilmember Stein.

CLARK

Councilmember Reddington concurred with Councilmembers Stein and Clark's comments. She said a community forum should be run by a third party group such as the League of Women Voters.

REDDINGTON

Mayor Carty said that the most important aspect of the Initiative is that all voters in the community study the issues, educate themselves and makes an educated vote. He said he supports the Public Information Plan as proposed by staff.

CARTY

Motion was made by Vice Mayor Clark and seconded by Councilmember Stein to proceed with the Public Information Plan as outlined in the written staff report and by staff with the addition that there be multiple workshops (2 or 3) and that written materials be dissimiated into Spanish.

COUNCIL
APPROVES
PUBLIC
INFORMATION
PLAN

Ayes: Stein, Clark, Reddington, Carty
Noes: Armendariz

Dick Weinberg, local resident, said that First District Supervisor Salud Carbajal has expanded his office hours in Carpinteria (at Main Resource Center) with the help of volunteers. He said that not too many people are taking advantage of the opportunity to meet and talk about issues. He urged people to visit their offices to discuss concerns, ideas, etc.

DICK WEINBERG



9. Project No. 09-1530-CON: Albertsons Expansion

PROJECT NO. 09-
1530-CON
ALBERTSONS
EXPANSION

The City Council will consider a request from Kent Heasley for Albertsons, Inc., to consider Case No. 09-1530-CON (application filed 11/9/09) for conceptual review of a proposal to expand the existing Albertsons store into the former Rite Aid tenant space at the Casitas Plaza shopping center. The floor area of Albertsons would expand from approximately 20,000 square feet to approximately 40,290 square feet. New architectural elements would be built outside of the existing shell in order to unify the two spaces. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. The application involves APN 001-070-063, located at 1012 & 1018 Casitas Pass Road.

STAFF RECOMMENDATION: That the City Council receive public input and provide conceptual review and comments on the subject project.

DOCUMENTS:

Staff Report dated January 25, 2010 prepared by Steve Goggia, Senior Planner with the following attachments:

Exhibit 1 Reduced Plan Sheet set

Exhibit 2 11/13/2009 Economic Impact Analysis prepared by Bay Area Economics

Exhibit 3 11/19/2009 Traffic, circulation and Parking Study prepared by ATE

Exhibit 4 Draft Minutes of the ARB meeting of December 17, 2009

Letter received on January 25, 2010 from Gains & Stacey LLP, representing Vons Market, regarding the Albertsons Expansion

The Senior Planner explained that this is the conceptual review of a request to expand the existing Albertsons store into the former Rite Aid tenant space. The floor area of Albertsons would expand from approx. 20,000 sq. ft. to approx. 40,290 sq. ft. New architectural elements would be built outside of the existing shell in order to unify the two spaces. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. Additional landscape planters would be installed.

In January of 2008, the City received an application seeking to demolish the existing Rite Aid and Albertsons stores and build a new Vons store of approximately 40,000 square feet in the Casitas Plaza Shopping Center. In response, the City received several letters and much public testimony at a Council meeting of January 14, 2008 expressing concern about potential impacts from a single, large grocery store including traffic and parking and the potential loss of competition, employment, local character and economic vitality.

Based on these concerns, the Council first adopted an Urgency Ordinance in March of 2008, followed by an Ordinance to amend our Zone Code to require an expanded Conditional Use Permit process for retail uses greater than 20,000 square feet in size.

The Ordinance now in effect, requires this Conceptual review, followed by City Council approval of a Conditional Use Permit in order for retail uses greater than 20,000 square feet in gross floor area to operate in the Carpinteria.

The application for the proposed Vons store at Casitas Plaza was subsequently withdrawn in May, 2008, with Vons focusing their work efforts on the existing Linden Avenue grocery store and parking lot. The remodel was completed in May of 2009.

This current application for conceptual review was submitted last November.

The application included an *Economic Impact Analysis* prepared for Albertsons by Bay Area Economics (November 13, 2009) and a *Traffic, Circulation and Parking Study* prepared by Associated Transportation Engineers (ATE: November 19, 2009). These documents are included as Exhibits 2 and 3 of the staff report.

Staff has not reached a conclusion regarding the adequacy of these documents at this conceptual review stage.

The purpose of the conceptual review process is to allow an applicant to submit tentative plans in order to receive advisory comments and suggestions from the City's decision-making bodies.

These advisory comments shall constitute a conceptual review only. The City decision makers are free to render a different determination and/or decision upon the formal review of the project.

Since only limited information regarding the project is provided at this time, the analysis in this report is preliminary and tentative.

Mr. Goggia reviewed each of the seven special findings specific to retail stores over 20,000 square feet that must be made.

Using a PowerPoint presentation Mr. Goggia provided a complete overview of the proposed site plan including parking and circulation changes.

The proposal was reviewed by the ARB on December 17, 2009. Several members of the public spoke in favor of the expansion, although they also noted that upgrades were needed for the entire shopping center. In general the Boardmembers agreed with the public comments, adding that it would be desirable to have the whole center enhanced concurrent with the upgrades to Albertsons. The Board also indicated that as currently proposed, the new architectural features seemed too imposing and not in keeping with Carpinteria's beach town image.

Other comments expressed by the Board were that the entrance to the parking lot from Casitas Pass and the entrance to Albertsons needed to be more pedestrian friendly. Shopping cart storage locations in the parking lot also need to be addressed. Additionally, the vending machines need to be removed or screened. It would be beneficial to have more windows and natural light entering the store. Parking lot safety relative to circulation patterns, speed and lighting was also voiced as a concern that should be addressed.

The applicant has submitted a *Traffic, Circulation and Parking Study* prepared by Associated Transportation Engineers (ATE: November 19, 2009) that finds that surrounding area intersections would continue to operate at acceptable levels of service.

Proposed modifications to the parking lot layout would include restriping certain areas to create more efficient 90-degree parking spaces and the creation of a new east/west pedestrian path through the lot. With these changes, the number of available parking spaces would increase from the 441 existing spaces to 457 spaces, nearly reaching the zone code requirement of 462 spaces. A preliminary analysis indicates additional areas of the parking lot could be reconfigured with additional 90-degree parking spaces to provide more parking spaces and landscape areas.

The ATE Study also recommends relocating the Santa Barbara Air Bus pick-up/drop-off area in order to reduce potential circulation conflicts with the heavily used two way driveway adjacent to IHOP. Additional bike racks are shown in the areas directly in front of Albertsons. However additional racks or possibly even bicycle lockers could be placed at strategic locations throughout the shopping center.

While not shown at this conceptual level, the project would be conditioned to comply with the City's recently adopted Storm Water Management Plan. Elements such as Site Design, Source Control and Treatment Control Best Management Practices (BMPs) would be incorporated into the reconfigured parking lot to ensure water quality impacts, particularly due to storm water discharges, would be minimized.

Kent Heasley, Sr. Project Manager, representing Albertsons, briefly reviewed their proposed project and noting why they believe the expansion is a win-win for the City, the property owner and Albertsons. He said the expansion will keep a competitive market, will revitalize the shopping center, and will provide 50-70 more jobs. He said their facility will be a "green" building and that they are partnering with the Department of Energy to make this store one of three remodeled grocery store in the country that will consume 30% less power than standard grocery stores. He said that they will have a full bakery, expanded organic produce with local offerings, etc.

KENT HEASLY

Mr. Heasley said that a public survey and outreach completed wherein 6,000 cards were mailed to residents, they visited 200 stores closest to the project in person and they received 1,803 cards back in support of project and 7 back opposing the project. He said that all of the returned cards/responses along with a map which identifies where each supporter resides in the community were submitted and are on file in the City Clerks office.

Mr. Heasley responded to questions from the Council.

Rick Craig, Craig & Grant Architects, project architect, introduced their team of consultants related to the economic study, traffic study, and architect representing the owner of the shopping center. He gave an overview of the architectural plan, parking, and site improvements.

RICK CRAIG

Greg Reck, Architects West, representing the owner of Casitas Plaza Shopping Center, said that the property owner is willing to make improvements to the shopping center site. This will include realigning the parking, lighting, landscaping, pedestrian pathway and remodeled facades of the other stores to be compatible with the Albertsons remodel.

GREG RECK

Councilmember Stein said that all the site improvements, both those done by Albertsons and those done by the property owner should be done concurrently.

STEIN

Mayor Carty invited public comment.

Jennifer Parks, local resident, expressed some concern that the new vertical parking spaces might be too small.

JENNIFER PARKS

Mayor Carty said that the new vertical spaces done at Von's seem bigger and seem to be working very well.

Councilmember Reddington urged the architects to look at the safety of bicyclists.

REDDINGTON

Harry Manuras, local resident, spoke in support of the Albertsons expansion and applauded the Council for making sure that the community has choices in purchasing goods. He said it has been a very difficult time for the small shop owners in Casitas Plaza and the proposed expansion of

HARRY
MANURAS

Albertsons and site improvements will help them. He said he hopes something can be done about the pigeon problem, overflowing trash, stray shopping carts, need for improved landscaping, and a partnership for encouraging the use of reusable shopping bags.

Pat Kistler, representing the Carpinteria Valley Chamber of Commerce, spoke in support of the project. She said the small shops definitely need assistance through site improvements and filling the empty space with a new improved Albertsons. She said improved parking, circulation, lighting, and signage will help both the shops and the public.

Manuel Torres, local resident, said that he hopes that Albertsons will have at least a small camping supply section. He said he likes angled parking and likes the idea of moving the Airbus pickup location to the area near Curves. He said that none of the drains in the parking lot work and should be fixed and there should be plenty of lighting for safety at night.

Bob Jordan, local resident, said that the Casitas Plaza Shopping Center is in need of dramatic improvements particularly the drainage. He spoke in support of the Albertsons expansion noting that competition in price and selection are the name of the game in today's marketplace. He said there is definitely a need in Carpinteria for two markets.

Sue Skidarian, local resident, commended the Council for the opportunity for the community to comment during this conceptual review.

Harry Manuras suggested that the left hand turns onto Carpinteria Avenue be looked at to be more efficient.

Arthur Korb, local resident, said that the current manager of Albertsons completely understands the "whole foods" concept and that the expansion of Albertsons will allow them to have a wider variety of whole and organic foods. He said many residents of Carpinteria drive into Santa Barbara to "Whole Foods Market", Trader Joes, Lazy Acres, etc. to buy these types of products and would much prefer to purchase them locally.

Mr. Korb said it would be nice if some of the employees of the stores in Casitas Plaza would park in the underutilized area in the back. He said the wheel locking shopping cart technology should be implemented and down-lighting is better for light pollution.

Jean Johnson, local resident, spoke in support of the Albertsons expansion.

Bob Lemmerman, local resident, spoke in support of the Albertsons expansion. He said he was concerned about adding parking in back of the Center because of the delivery trucks. He said it is a very sharp turn.

Evangelina Diaz, local resident, spoke in support of the Albertsons expansion. She said that the Manager and employees of Albertsons are to be commended for always being so helpful and courteous.

Sheila Navarro, local resident, spoke in support of the Albertsons expansion and of the site improvements to the whole shopping center.

Ahmed Jahadmy, Manager, Albertsons, thanked everyone in the audience for their support. He said the expansion will help the leakage of sales from Carpinteria to Ventura and Santa Barbara. He said it is important to keep the revenue in our City. He said the actual sales floor will be approximately 29,000 square feet.

PAT KISTLER

MANUEL
TORRES

BOB JORDAN

SUE SKIDARIAN

HARRY
MANURAS

ARTHUR KORB

JEAN JOHNSON

BOB
LEMMERMANEVANGELINA
DIAZSHEILA
NAVARROAHMED
JAHADMY

Mr. Heasley clarified that Albertsons plans to install a grocery cart control system, that as a grocer they prefer larger parking stall size and that they also have concerns with the condition of the entire shopping center parking lot and drainage system.

KENT HEASLY

Ray Kennedy, Vice President, Bay Area Economics, gave a brief overview of the economic study that he prepared and responded to questions from the Council.

RAY KENNEDY

Sheila Navarro, local resident, said she hoped the new Albertsons will stock products for the Latino community.

SHEILA
NAVARRO

There was no further response from the audience.

Councilmember Armendariz said he supports the proposed Albertsons expansion.

ARMENDARIZ

Councilmember Stein said he supports the proposed Albertsons expansion.

STEIN

Mayor Carty concurred that he too supports the expansion.

CARTY

Councilmember Reddington said that although she supports the expansion of Albertsons, it is important that the shopping center owner be a full participant so that the project is not done in a piecemeal fashion. She said the entire shopping center needs a facelift just as much as Albertsons needs to expand. She said that before approval she would want to see a landscaping plan for the entire center and coordinated facades throughout the center. She said she does not support increasing parking because she would prefer to encourage riding bicycles.

REDDINGTON

Vice Mayor Clark spoke in support of the proposed expansion. He said that Albertsons, because of having a smaller store, has been at a disadvantage for decades and providing an even playing field is a good thing to do. He said that Albertsons will now be 40,000 square feet and Vons is 30,000 square feet and he would like to see some assurance from the economic study department that it won't be an issue. He said he agrees with the Architectural Review Board that the architecture does not look like "small town" or "small beach town" so some work is needed in that area. He said that it is important that the supermarkets not duplicate existing type of businesses in the neighborhood so as to not drive them out. He said that Carpinteria needs a hardware store not a hardware department in our supermarkets.

CLARK

Mayor Carty he concurred with Vice Mayor Clark and the ARB regarding the architecture not being quite right for Carpinteria. He asked the Albertsons representatives to keep in mind the seven findings that must be made in order for the City to grant them a conditional use permit.

CARTY

Councilmember Stein spoke to the need to keep the competition alive and well in the community and from that the residents will benefit.

STEIN

Danelle Trevor, local resident, spoke in support of benches or some type of seating being blended into the front of Albertsons. She said that there is a large population of elderly people who need to be able to sit down after shopping and/or while waiting for their ride home.

DANELLE
TREVOR

Mayor Carty thanked the residents of the community for all the emails, phone calls, and letters that were sent to the Council.

Exhibit 3

Architectural Review Board Minutes

May 26, 2011
April 28, 2011
October 28, 2010
July 29, 2010
June 17, 2010
December 17, 2009

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Jim Reginato, Chair.

ROLL CALL

Boardmembers present: Scott Ellinwood
Richard Johnson
Jim Reginato

Boardmembers absent: Wade Nomura
William Araluce

OTHERS PRESENT: Four interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Matt Roberts, Director of Parks and Recreation Planner: Steve Goggia
Project Number: 08-1455-DP/CDP – Tomol Children’s Interpretative Play Area
Project Location: North end of Linden Field between Linden and Palm Avenues
Zoning: Commercial Planned Development (CPD) and Recreation (REC)

Hearing on the request of Matt Roberts, Director of Parks and Recreation, City of Carpinteria, agent for the California State Department of Parks and Recreation to consider case No. 08-1455-DP/CDP for an in-progress review of the children’s interpretative play area currently under construction. The property is zoned Commercial Planned Development (CPD) and Recreation (REC) and is located at the north end of Linden Field between Linden Avenue and Palm Avenue (APNs 003-450-001 and 004-105-014).

Staff and the applicant presented several options for painting the rainbow bridge. Boardmembers were in agreement to apply the rainbow to the concrete walking surface only and simply repaint the blue a darker storm cloud blue-grey.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Ellinwood, to recommend:

- Repaint the bridge the darker blue-grey (semi-gloss sheen) presented at the meeting;
- Apply the rainbow image to the concrete walking deck with concrete stain, blending the colors simulating a natural rainbow rather than crisp stripes; and
- Continue the rainbow color through the embossed leaves.

VOTE 3-0

- 2) Applicant: Kent Heasley for Albertsons, Inc. Planner: Steve Goggia
Project Number: 10-1547-CUP/DPR/CDP
Project Location: 1012 & 1018 Casitas Pass
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Kent Heasley for Albertsons, Inc. to consider continued preliminary review of a request to modify signs and architectural elements associated with Albertsons expansion project at the Casitas Plaza shopping center. Elements for review include a new sign

tower attached to the back side of the building adjacent to U.S. Highway 101, a new monument sign replacing the existing Casitas Plaza sign at the Casitas Pass entrance and a second monument sign located adjacent to the entrance off Carpinteria Avenue. Options for the architectural treatment of the entrance to Albertsons will also be reviewed. The property is a 8.36 acre parcel zoned Commercial Planned Development (CPD) and shown as APN 001-070-063 located at 1000 Casitas Pass Road.

DISCUSSION

Staff presented, and the Board took action on each individual element separately.

Tower Sign:

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson, to recommend:

- Preliminary Approval of the aesthetics and architecture of the sign;
- That the color be one of the darker base colors from the proposed color palette; and
- That a boom truck be used to hang story poles (the center and all four sides) at a height representing 35 and 40 feet. Photos from several locations are to be taken.

VOTE 3-0

Casitas Pass Monument Sign:

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Ellinwood, to recommend Revised Preliminary Approval with the following comments:

- That the 12" vertical top extensions be reduced to four or six inches;
- That the lights be incorporated into the overhead trellis (the members could be extended);
- That the signs and vertical trellis members can be extended six inches in width on either side;
- That the sandblasted sign field be stained a darker wood tone;
- That the base of the sign be similar to the bases of the new architectural features; and
- That the big hedge around the sign be removed and replaced with inviting entry plant material.

VOTE 3-0

Carpinteria Avenue Sign:

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson, to recommend Revised Preliminary Approval with the following comments:

- That the sign be constructed as shown as Option C presented at the meeting (5'-7" overall height); and
- That the sign be located back near the edge of the dark green hedge with new landscaping between the sign and the public sidewalk.

VOTE 3-0

Architectural Treatment at Albertsons' Entrance:

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Ellinwood, to recommend a Revised Preliminary Approval for this element constructed as shown in Option C presented at the meeting.

VOTE 3-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held May 12, 2011.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to approve Action Minutes of May 12, 2011.

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

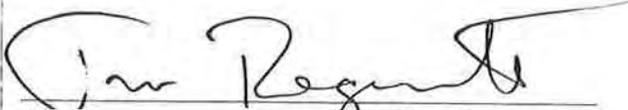
MATTERS PRESENTED BY STAFF – None

ADJOURNMENT

Chair Reginato adjourned the meeting at 7:20 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, June 16, 2011 in City Council Chambers. All Boardmembers present indicated they would be in attendance.


Secretary, Architectural Review Board

ATTEST:


Chair, Architectural Review Board

ACTION MINUTES

The meeting was called to order at 5:35 p.m. by Jim Reginato, Chair.

ROLL CALL

Boardmembers present: Scott Ellinwood
Richard Johnson
William Araluce
Jim Reginato

Boardmembers absent: Wade Nomura

OTHERS PRESENT: Approximately 12 interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Carpinteria Children's Project Planner: Steve Goggia
Project Number: 10-1562-DPR/CDP
Project Location: 5201/5241 Eighth Street
Zoning: Community Facility (CF)

Hearing on the request of Carpinteria Unified School District and Hutton Foundation for final review of the Carpinteria Children's Project at Main Infant and Toddler Day Care Center ancillary play areas. The toddler yard would be within the existing brick walled area near the intersection of Eighth Street and Walnut Avenue; a 12-inch course of iron pickets would be added to the wall to meet licensing standards for height. The infant play area would be located within the interior of the campus. A garden shed is also proposed within the interior of the property. The property is zoned Community Facility (CF) and shown as APNs 004-170-003, 004 and 001-170-021 located at 5201 and 5241 Eighth Street.

DISCUSSION:

Revisions to the iron fence extension were reviewed in light of the Board's previous comments.

ACTION: Motion by Boardmember Araluce, seconded by Boardmember Ellinwood, to recommend final approval of the iron fence extension with the following comments:

- Add a note that all edges of the iron fence extension should be eased and smooth; and
- Iron fence extension to be painted black.

VOTE: 3-0 (Reginato recused)

PROJECT REVIEW

- 2) Applicant: Kent Heasley for Albertsons, Inc Planner: Steve Goggia
Project Number: 10-1547-CUP/DPR/CDP
Project Location: 1012 & 1018 Casitas Pass
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Kent Heasley for Albertsons, Inc. to consider preliminary review of a proposal to install a new tower element attached to the back (north) side of the building, adjacent to U.S. Highway 101. The tower element would feature signage oriented to the highway. This architectural element is one component of the proposed upgrades to the Casitas Plaza shopping center associated with the proposed expansion of Albertsons grocery store into adjacent tenant space. The property is a 8.36 acre parcel zoned Commercial Planned Development (CPD) and shown as APN 001-070-063 located at 1000 Casitas Pass Road.

DISCUSSION

Staff's presentation and subsequent discussion for this item was bifurcate to first review the proposed sign tower, then the two monument signs.

Sign Tower:

Boardmembers were in agreement that the tower needed to be taller so as to appear as a significant architectural element rather than a chimney. They would also prefer to see a hip roof with deeper overhangs.

ACTION: Motion by Boardmember Araluce, seconded by Boardmember Johnson, to recommend preliminary approval of the sign tower with the following comments:

- Increase the height an additional five feet to the top plate;
- Give the tower a hip roof with a 36-inch overhang;
- Increase the roof pitch to a minimum of a 6:12
- Construct the tower with metal studs with a plaster finish, use real tiles for the roof; and
- Relocate the tower a few feet towards Casitas Pass Road so that it is set back from the buildings east wall.

VOTE: 4-0

Monument Signs:

Although the Board had previously recommended preliminary approval of these signs with comments the Board once more considered these signs in light of the changes made and the images presented at the meeting.

Overall the Boardmembers thought the monument signs did not relate to the architecture of the center and that the timber trellis appears top-heavy. Other comments made by Boardmembers was that the base of the signs should be plumb and not battered, not clad in stone, similar to the proposed column bases at the center (tile or concrete) with the name of the center incised into the base. The signs themselves should be carved in wood and lit with a spot light in order to better evoke a feeling of Carpinteria.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Araluce, to recommend a continuance of the preliminary review of the monument signs with the following comments:

- The base of both signs should be plumb and not battered, not clad in stone (possibly tile) with the name of the center incised into the base of the taller sign adjacent to Casitas pass Road;

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by William Araluce, Chair.

ROLL CALL

Boardmembers present: Scott Ellinwood

Richard Johnson
William Araluce
Jim Reginato

Boardmembers absent: Wade Nomura

OTHERS PRESENT: Approximately 5 interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Kent Heasley for Albertsons, Inc
Project Number: 10-1547-CUP/DPM
Project Location: 1012 & 1018 Casitas Pass
Zoning: Commercial Planned Development (CPD)
Planner: Steve Goggia

Hearing on the request of Kent Heasley for Albertsons, Inc to consider preliminary review of an application to expand the existing Albertsons store into the former Rite Aid tenant space. New architectural elements would be built outside of the existing storefront at Albertsons and at several other locations within Casitas Plaza in order to update and unify the shopping center. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. New signs are also proposed. **The focus of this meeting was the proposed signs.** The site is 8.36 acres in size, zoned Commercial Planned Development (CPD) and is identified as APN 001-070-063.

DISCUSSION:

Mike Noordewier, Kent Heasley and Ahmed Jahadhmy representing Albertsons were present. Following a review of the various options for the proposed signs the Board voiced that they could not support the proposed freeway sign. The Board suggested that signs could be incorporated into an engaged tower element added to the backside of the building running parallel with the highway.

The Board also favored the trellised sign structure over the others.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Johnson, to recommend preliminary approval for two of the signs with the following comments:

- The sign along Casitas Pass is to be the option with the trellis (timber with stone base) no taller than the existing sign at that location. Sign copy to be translucent acrylic cans pushed through a wood background; 2 inched maximum can depth exposed;

- The sign along Carpinteria Avenue to be a similar version without the trellis, heavy base and Casitas Plaza name. The height could be about four feet, respecting sight lines into the parking lot; and
- The freeway sign could not be recommended for approval. The applicant was directed to return with an in progress review of with the introduction of an architectural element (engaged tower) complimentary to the existing architecture. The purpose would be to dress up the backside like the building and provide a location on the building to place signs. The most likely location for such an element would be the north east corner of the building parallel with the Highway. Landscaping along the backside of the buildings would also be welcomed.

VOTE 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held October 14, 2010.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Johnson to approve Action Minutes of October 14th as presented.

VOTE: 4-0

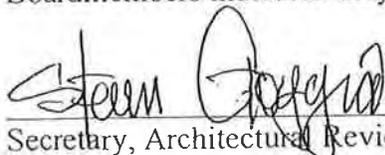
MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF

Several options for replacement trees along Linden Avenue were presented. The Board was generally in agreement that the Goldenraintree, Fountain Palm, and in a few locations the Chinese Pastiche were good choices for Linden Avenue.

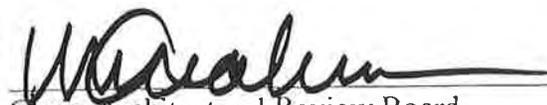
ADJOURNMENT

Chair Araluce adjourned the meeting at 6:40 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, November 18, 2010 in City Council Chambers. All Boardmembers indicated they would be in attendance.



 Secretary, Architectural Review Board

ATTEST:



 Chair, Architectural Review Board

flax should replace the proposed flax as it would grow to 5 or 6-feet and be too tall for that location.

ACTION: Motion by Boardmember Johnson , seconded by Boardmember Reginato, to recommend preliminary approval for the site plan, buildings, and landscaping with the following comments:

- Continue to study the primary entrance into Albertsons; and
- Reduce the height of Albertsons' secondary entrance/exit by 1.5 feet.

VOTE 4-0

ACTION: On a second motion by Boardmember Nomura, seconded by Boardmember Johnson, to continue review of the proposed signs to a future date. Boardmember Reginato will work with the applicant to provide comments prior to the next review. Storypoles will be required for the freeway facing monument sign and the Casitas Pass monument sign should be reduced in size.

VOTE 4-0

PROJECT REVIEW

- 2) Applicant: Tom Ochsner for David Thomas
 Project Number: 10-1557-ARB
 Project Location: 1290Vallecito Road
 Zoning: Single Family Residential (7-R-1)

Planner: Shanna Farley

Hearing on the request preliminary review of an application to remodel the exterior facade and front yard area of an existing two story single family residence. The proposed improvements to the site include installation of a new second floor balcony, replaced windows, new shutters, new paint, new front yard fence, new garage door, and garage trim details. The colors and materials would remain similar to those already existing, which include siding, brick and stucco. The size of the home would not be increased.

DISCUSSION

Boardmembers agreed that the proposal would be a great improvement for the house. Boardmember Johnson thought the columns could benefit from additional detailing and that the buttercup yellow proposed for the body of the house could be toned down a bit.

Boardmember Reginato would like to see the new shutters carried around to the Ogan Street side of the house.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Nomura to recommend Preliminary/Final for the proposal with the following comments:

- Add shutters to the Ogan side of the house;
- Tone down the house body color;
- Remove the gate arbor; and
- Add a brick or stone walkway from the street to the front door.

ACTION MINUTES

The meeting was called to order at 5:35 p.m. by William Araluce, Chair.

ROLL CALL

Boardmembers present: Scott Ellinwood
Richard Johnson (arrived for item #2)
Bill Araluce
Jim Reginato

Boardmembers absent: Wade Nomura

OTHERS PRESENT: Approximately eight interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

1) Applicant: Robert Durtche
Agent: Barry Horwitz
Project Number: 09-1524-DP/CUP/CDP
Project Location: 4791 Seventh Street
Zoning: Planned Residential Development (PRD-20)
Planner: Nick Bobroff

Hearing on the request of Barry Horwitz, agent for Robert Durtche to consider Case No. 09-1524-DP/CUP/CDP for final review of a request to remodel the existing single family residence and construct first and second-floor additions totaling 1,619 square feet. The new total square footage of the residence would increase to 2,655 square feet and the maximum height of the residence would increase to approximately 25 feet six inches. The property is a 6,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-303-006 located at 4791 Seventh Street.

DISCUSSION:

Barry Horwitz reiterated the changes made to the project in response to the Board's comments at the preliminary review meeting.

The Board was in unanimous agreement that the changes made to the project adequately responded to their concerns and that the plans appeared acceptable as submitted.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Ellinwood, to recommend final approval as submitted.

VOTE 3-0 (Johnson and Nomura Absent)

PROJECT REVIEW

2) Applicant: Kent Heasley for Albertsons, Inc
Project Number: 10-1547-CUP/DPM
Project Location: 1012 & 1018 Casitas Pass
Zoning: Commercial Planned Development (CPD)
Planner: Steve Goggia

Hearing on the request of Kent Heasley for Albertsons, Inc to consider preliminary review of plans to expand the existing Albertsons store into the former Rite Aid tenant space. The floor area of Albertsons would expand from 18,850 sq. ft. to 40,290 sq. ft. New architectural elements would be built outside of the existing storefront at Albertsons and at several other locations within Casitas Plaza in order to update and unify the shopping center. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. New signs are also proposed. The site is 8.36 acres in size, zoned Commercial Planned Development (CPD) and is identified as APN 001-070-063.

Following a brief presentation by staff and the applicant's team, the Board provided comments on the proposal. No members of the public were present for this item.

DISCUSSION:

Boardmember Ellinwood:

- Suggested that the colored and scored concrete pedestrian path through the parking lot could be porous material, either poured concrete or concrete blocks;
- Has a concern that there is no architectural feature south side of Albertsons; would like to see the full elevation of the building with the next submittal;
- Could not recommend approval of a pole sign but could consider a monument sign, if consistent with other businesses along the freeway; and
- Appreciates that the vending machines are hidden behind the architectural elements, although would not like to see signage on the windscreens – keep glass clear.

Boardmember Reginato:

- Could not recommend approval of the pole sign, look to other options;
- Would like to see the Casitas Pass monument sign reduced in size and without the individual tenant names;
- Would like to see additional landscaping with some taller plant types;
- Noted that the stop sign/stripe heading north at the pedestrian path was in the wrong location;
- Would like to see the three parking spaces directly in front of Albertsons be eliminated;
- Suggests that the driveway width for the exit only out to Carpinteria Avenue be reduced in width so that it appears as a single isle, additional landscape here would help;
- The architecture at Albertsons' entrance looks awkward; would also like to see the entire east wing in one elevation;
- Stone bases should be darker in color;
- Just clear glass at the Albertsons' Entrance/Exit; and
- Agrees that a trellis should be used on either side of the Albertsons' entrance.

Boardmember Johnson:

- Suggests red brick pavers for the pedestrian path;
- Would be ok with major tenants on the Casitas Pass monument sign;
- Use a similar/smaller wood sign at the Carpinteria Avenue driveway;
- An Albertsons sign on the building facing the freeway would be ok; and
- Would like to see alternatives to the eyebrow from the existing roof canopy.

Boardmember Araluce:

- Not so enamored with the style of architecture, the arches seem forced especially at the Albertsons' entrance;
- Perhaps a trellis element on either side of the entry tower would work;
- The battered walls are not necessary, likes the idea of a darker stone base;
- Landscape and Lighting Plans look good;
- Would like to see the Casitas Pass monument sign lowered a foot or two; and
- The Carpinteria Avenue sign needs to look like the Casitas Pass sign.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson, to continue the item to the Board's July 1st hearing date with the applicants to return with revised plans addressing the Board's comments.

VOTE 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held May 27, 2010.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to approve Action Minutes of May 27, 2010 as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF – None

ADJOURNMENT

Chair Araluce adjourned the meeting at 7:00 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, July 1, 2010 in City Council Chambers. Boardmember Ellinwood indicated he would not be present.



Secretary, Architectural Review Board

ATTEST:



Chair, Architectural Review Board

PROJECT REVIEW

- 2) Applicant: Kent Heasley for Albertsons, Inc.
Project Number: 09-1530-CON
Project Location: 1012 & 1018 Casitas Pass
Zoning: Commercial Planned Development (CPD)

Planner: Steve Goggia

Hearing on the request of Kent Heasley for Albertsons, Inc. to consider conceptual review of plans to expand the existing Albertsons store into the former Rite Aid tenant space. The floor area of Albertsons would expand from approx. 20,000 sq. ft. to approx. 40,290 sq. ft. New architectural elements would be built outside of the existing shell in order to unify the two spaces. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. The site is 8,363 acres in size, is zoned Commercial Planned Development (CPD) with a land use designation of General Commercial (GC) and is identified at APN 001-070-063.

DISCUSSION:

Architect Ric Craig provided the Board with additional information regarding the proposal. Regarding staff's concern that the new parking lot drive isles adjacent to the pedestrian path, Mr. Craig indicated that the County standard for such a configuration is 55' wide and they are providing 55'-8".

PUBLIC COMMENT

Nancy Mayer, Owner of the nearby Hallmark Shop sees the proposal to be a real shot in the arm for Casitas plaza. She indicated that the landlord had told her that he will upgrade the entire center. To her it is a win-win situation. Ms. Mayer also noted that the parking lot lighting needs attention as it is currently very dark.

Ernest Johnson supports the proposal, but would also like to see better parking lot lighting.

Carolyn Ferry is excited to have a large store. Ms. Ferry says that seeing the empty commercial space is a deterrent to new businesses. She particularly likes the parking lot pathway.

Vera Bensen has seen several renditions of the proposal, and feels the current proposal looks Chinese. Ms. Bensen doesn't think it fits in with Carpinteria architecture. She also indicated that the parking lot and overall landscaping needs attention.

Don Bensen noted that the complex is, and feels old, and that the whole complex needs sprucing up. Mr. Bensen also indicated that the windscreen architectural elements look like a barrier and that more landscaping and trees are needed.

BOARDMEMBER DISCUSSION

Boardmember Ellinwood agrees with the public comments, noting that it certainly would be desirable to have the whole center enhanced. He appreciates the idea of the pedestrian walkway, especially with the senior housing across the street. It would make sense to enhance the entire parking area with shade trees and updated lighting. The idea of a windscreen and layout of the store makes sense. He would like to see how this proposal would look with the entire center (or at least an elevation of the entire east leg). The architectural expression seems "confused" with too many elements. There should be a functioning cover across the entire center storefront as a protection from inclement weather. Look at making all of

the parking spaces 90-degree as it is more efficient. Vending machines need to be screened, perhaps behind the proposed windscreen. Magazine racks should be eliminated. It would be beneficial to have more windows and natural light entering the store. He notes that the Albertsons located on the Mesa in Santa Barbara was recently redone, and the entire center got a facelift.

Boardmember Johnson agreed that the pedestrian path is an asset, but that it could be wider and/or have more architectural emphasis at several locations. The new 90-degree parking also works. He likes the idea of the new architectural forms to break up the linear elevation, although the style of architecture needs to be addressed. A simple and low form is more Carpinteria style. The current proposal is too aggressive. Favors fewer signs. Moving the Airbus location is a great idea. Feels the space between the two-way angled parking is too narrow.

Boardmember Nomura sees this as an opportunity to upgrade the area, including the landscaping and lighting. Prefers to see a covered walkway for the entire front elevation. Overall, the new architectural element mass is appropriate given the distance from Casitas Pass. He indicated a more permanent planter is needed out in front of the new architectural elements rather than just the three pots, and that the ramps should be limited in order to direct pedestrians to the entrance/exit.

Boardmember Reginato agrees with the comments made so far, but is a little apprehensive about the size of the store increasing to 40,000 sq. ft. The new entrance/exit area out front needs to be more pedestrian friendly. Shopping cart storage locations in the parking lot also need to be addressed. A lot of speeding currently occurs in the parking lot, so safety needs to be addressed. The entrance areas to the pedestrian walkway need to be emphasized. The proposed windscreen architecture is not right for Carpinteria.

Boardmember Araluce commented that the center is putting a lot on Albertsons, and it would be nice to have the owner step up and take some responsibility for improvements. Parking lot safety needs more attention as cars currently travel up to 35 mph along the two way drive aisle where cars will be backing out of the new 90-degree parking stalls. The parking lot also needs more emphasis at the pathway entrances and shopping cart drop off areas need to be shown. Agrees that the two new entrance features are overpowering. He is not in favor of the curved parapet. Perhaps simple and understated gable forms at the entrances could be used. Would prefer to see the four parking spaces eliminated between the new forms. The scale of the Albertsons sign shown seems appropriate. Lighting and landscaping also needs to be addressed.

There was no motion as this was a conceptual review only.

OTHER BUSINESS: NONE

Exhibit 4

Minutes from the Planning Commission hearing of July 5, 2011

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

<p>CALL TO ORDER and ROLL CALL Chair Pro Tem Benefield called the meeting to order at 5:35 p.m.</p> <p>Commissioners Present: Jane L. Benefield John Callender Glenn La Fevers, Chair (arrived at 5:50 p.m.) John Moyer</p> <p>Commissioners Absent: David Allen, Vice-Chair</p> <p>Others Present: Alexandra Barnhill, Assistant City Attorney Jackie Campbell, Community Development Director Steve Goggia, Senior Planner Approximately 20 interested persons</p>	<p>CALL TO ORDER & ROLL CALL</p>
<p>PLEDGE OF ALLEGIANCE Chair Pro Tem Benefield called for the flag salute.</p>	<p>PLEDGE OF ALLEGIANCE</p>
<p>INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Jackie Campbell announced that the Carpinteria Valley Arts Center is filing an appeal regarding DIF fees imposed on its construction project approved by the Planning Commission. The appeal will be considered at the July 25th City Council meeting. She added that the Chevron - Venoco soil remediation project will get underway in mid-July and should be completed in four months. She also announced that two dogs are up for adoption: a gray male pit bull and a white male Australian shepherd.</p>	<p>PRESENTATIONS</p>
<p>PRESENTATIONS BY CITIZENS – None</p>	<p>PRESENTATIONS</p>
<p>CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held June 6, 2011.</p>	<p>CONSENT CALENDAR</p>
<p>MOTION Upon a motion by Commissioner Callender, seconded by Commissioner Moyer, the Planning Commission voted 3-0 to approve the minutes of the regular Planning Commission meeting held on June 6, 2011.</p>	<p>MOTION</p>
<p>NEW PUBLIC HEARING</p> <p>Albertsons Casitas Plaza Expansion Project Planner: Steve Goggia Project No. 10-1547-CUP/CPR/CDP</p> <p>Hearing on the request of Kent Heasley for Albertsons, Inc. to consider case No. 10-1547-CUP/DPR/CDP [application filed October 22, 2010) for a Conditional Use Permit, Development Plan Revision and Coastal Development Permit under the provisions of the Commercial Planned Development Zone District to expand the existing Albertsons grocery store at Casitas Plaza into an adjacent vacant retail space. The floor area of Albertsons would increase from 20,062 square feet to 40,290 square feet. New architectural elements would be integrated into the existing storefront canopy to provide a wind screen while additionally screening shopping carts, vending machines and outdoor sales areas. New architectural elements would also be integrated into other existing storefronts within Casitas Plaza. The overall sign plan would be modified and new signs installed. The parking lot would be improved with a revised parking layout, additional landscape islands, a lighted pedestrian path and an increase from 431 to 432 spaces. All parking lot lighting would be replaced. Other improvements include new planter areas, landscape elements and drainage inserts to implement storm water Best Management Practices. The hearing is also to consider the Environmental Impact Report prepared for the project pursuant to the State Guidelines for</p>	<p>10-1547- CUP/CPR//CDP</p>



Implementation of CEQA. The EIR and all documents referenced therein may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The EIR is also available for review at the Carpinteria Branch of the Santa Barbara Public Library, 5141 Carpinteria Avenue, Carpinteria. The application involves APN 001-070-063, located at 1002 - 1114 Casitas Pass Road and 5400 - 5412 Carpinteria Avenue.

Senior Planner Steve Goggia presented the staff report. He said staff was recommending that the Planning Commission recommend that the City Council adopt the required findings and approve the request for Albertsons to expand into the former Rite Aid tenant space. He provided project history and background, as well as information about the Environmental Impact Report. He asked the Commission to specifically comment on the height of the proposed tower element. The meeting was opened to Commissioners' questions.

Regarding a request from Chair La Fevers for clarification on the parking and landscaping conditions, Mr. Goggia said the proposed number of parking spaces meets the requirements for the project based on a previous determination by the Planning Commission in 1984. He said the Commission could consider recommending incorporation of a formal modification to address the number of parking spaces for review by the City Council as a part of the currently proposed project. Then, if the criteria could be met, the Council could adopt findings to approve such a modification.

Community Development Director Jackie Campbell explained that because a modification request was not in front of the Commission tonight, the Commission could not take action to recommend that the Council approve such a modification. However, the Commission could direct staff to evaluate a modification to the parking requirement in the staff report to the City Council.

Commissioner Benefield expressed concern about the storage of bulk items in front of Albertsons, noting that a chief complaint is that it is so cluttered people cannot get through. She asked for clarification regarding the clutter. Mr. Goggia explained there are mitigation measures allowing certain outdoor materials, and the conditions would be similar to those applied to the Vons store on Linden Avenue.

Commissioner Benefield added that the landscaping at the shopping center is an eyesore and she would like a condition requiring the landscaping to be maintained. Mr. Goggia said there are a couple of conditions with respect to maintenance.

About the number of handicapped parking spaces, Commissioner Benefield said she cannot see providing any fewer than four or six directly in front of the store. Mr. Goggia responded that the proposed plan increases the number of handicapped spaces throughout the shopping center.

In response to a request from Commissioner Callender for clarification regarding the Commission's role tonight, Community Development Director Jackie Campbell explained that it is to recommend that the City Council take a particular action on the proposed development.

Regarding why the project required a full EIR, Campbell explained that the expansion involves remodeling the whole shopping center, including signs, landscaping and parking thus requiring a revised Development Plan. She said though staff concluded there were no significant environmental effects, Albertsons chose the EIR process to provide for a broader review of the environmental effects, a full alternatives analysis and a longer public review period.

Commissioner Moyer commented that there is no place to lock a bike at the shopping center and described it as the most unfriendly bike place in town. He asked for more information about the bike racks.

Mr. Goggia answered that the plan includes 55 bicycle rack parking spaces to be located around the entire shopping center.

Commissioner Moyer noted there is no landscape buffer between the parking lot and Casitas Pass Road. He suggested they reduce the number of parking spaces and increase the landscaping coverage.

In response to a request from Chair La Fevers to explain the changes to the drainage system, Mr. Goggia stated that there have been several complaints that the drains are clogged. He explained how the current drain system works and noted that there could be other solutions to address how storm water is moved offsite.

PUBLIC HEARING OPENED

Chair La Fevers opened the public hearing at 6:47 p.m.

Kent Heasley, Senior Project Manager for Albertsons, said they intend to bring in locally grown organic products and have partnered with Southern California Edison to create a "Net Zero" store in terms of its energy use. He explained that smaller stores do not carry local products due to the lack of space. Regarding energy saving techniques, he explained that, among other things, they plan to eliminate Freon, CO₂, and ammonia systems; and will install high efficiency air conditioners, skylights and solar.

Ahmed Jahadhmy, Store Director for Albertsons, described the store as "hyper-local" and said he will work with local growers to stock local produce. He said Carpinteria has allowed a lot of money to go to Montecito, Ventura and Santa Barbara due to lack of space for offering customers more product choices. He described the project as green and at the forefront of the movement. He said Carpinteria will be thrilled.

Dorothy Campbell stated that there are more older people than in 1984 and pointed out that larger stores are harder for those with canes and not a lot of stamina. She asked that the 1980 Census be compared with today's aging population group and that the number of blue placards in the 1st District be researched. With this information, she expects that there should be a higher number of accessible parking spaces than is required by the standard Building Code requirement.

Pat Kistler, Government Relations Director of the Carpinteria Valley Chamber of Commerce, expressed support for the project.

Jack Niederpraun, the owner of Ark Pet Supply, said when he first saw the shopping center he thought it was dingy. He expressed concern that Vons could hold the project up and asked whether the Santa Barbara Bank and Trust building would conform to the facelift.

Bob Jordan, Carpinteria resident, complained that there are three drains next to CVS that have water year-round and another strategy is needed to get the water to sheet flow and runoff down the street. He suggested prohibiting left turns onto Casitas Pass Road near the IHOP. He asked that they do not get "skinny" when it comes to landscaping and use 36-inch box trees, not five-gallon sticks. He asked that they remove the proposed tower, describing it as intrusive, offensive and only advancing two businesses. He also asked how far the bulk displays will extend

out from the storefronts. He said the project's positives outweigh the negatives.

PUBLIC HEARING CLOSED

Chair La Fevers closed the public hearing at 7:10 p.m.

Senior Planner Steve Goggia responded to questions and comments raised during the public hearing, explaining that Santa Barbara Bank and Trust building is not subject to architectural upgrades but blends well with the remainder of the Casitas Plaza area. He said the signs of the buildings are part of the overall sign plan.

Regarding concerns about the outdoor displays, he said items need to be immediately adjacent to the building wall or storefront and there must be a minimum of six feet of walkway space between the outdoor displays and the edge of the sidewalk.

About the tower, he said the applicant wanted it to be seen from the north, and the Architectural Review Board thought the tower element would add character to the back side of the center. He noted that the ARB thought freestanding freeway signs did not fit in with Carpinteria's small town image.

The Planning Commissioner began deliberations. Commissioner Benefield commented on a letter she had read that was sent to the Community Development Department where Vons bemoaned the expansion of Albertsons. She commented that Vons is not an anchor store, as claimed in the letter. She said she does not want to see a tower, noting that Carpinteria is beautiful and a sign is not environmentally beautiful. Regarding the landscaping, she described it as rather sparse and said she liked the idea put forth by Commissioner Moyer that included enriching the walkway with benches and adding more landscaping rather than more parking spaces. She said she agreed with a comment about putting in larger size trees, and she likes the idea of boundaries and walkways holding the landscaping. About the handicapped spaces, she said there should be at least four in front of Albertsons. She reiterated that the tower would be a mistake.

Commissioner Callender said he agreed with a lot of Benefield's statements, and he was troubled by the tower issue and would be willing to explore a lower height. Regarding the letter from Vons, he said some of their arguments are not as compelling as they describe. He described the current parking lot as unfriendly to pedestrians. He expressed support for additional landscaping and said he would be willing to give up parking spaces in exchange for it.

Commissioner Moyer said the tower bothers him and questioned how big an economic boon it would be to the applicant. He commented it would be so nice without a tower, including one without signs. He expressed support for more landscaping and more handicapped spaces (four would be enough). He said Albertsons is a diverse market and it is important there be two stores in town, noting that he has lived in communities with one store and it is not a good situation for the consumers. He said he is in favor of locally grown produce and manufactured products, and he would like to see Carpinteria avocados in the local grocery store.

Chair La Fevers expressed support for the project and said there is room for two grocery stores. He said he reviewed the EIR and it adequately addressed impacts. He suggested including a recommendation to the City Council that they adopt the findings and formalize the required parking modification. He also suggested requesting that the location of the accessible parking spaces be incorporated into the parking plan, as well. About the size of the trees, he said he would trust the ARB to make the decisions about them. He added that he would hate to complicate the project by removing parking, and that he does not want to go in the direction of reducing the number of spaces. He suggested the Commission

incorporate into its recommendation that the Council adopt findings that would support a modification to the minimum landscaping requirements. With respect to the tower, he said he understands concerns about having it, and he would support a scaled down version of 35 feet, which would still be visible from the freeway. He added that the property owners desire to entice business is reasonable considering the scope of the project. About the standing water in the drains, he asked whether there were alternative designs that would eliminate the problem and if they could be incorporated into the parking lot reconstruction. Regarding the conditions of approval, he suggested eliminating #18, noting it is a duplicate of number #11. He suggested considering a longer period of time to be reflected in conditions 23 and 26 (conditions refer to commencement of construction after a Building Permit has been issued).

Senior Planner Steve Goggia answered questions brought up by the Commissioners. He said he believed the applicant wants to move the project quickly, possibly in six months, and pointed out that the time period is to start the project and not complete construction. Regarding the similarities between conditions 11 and 18, he said he would look at them in detail and delete any duplication.

Commissioner Benefield stated that she feels strongly against the tower even though she does not want to disapprove the project.

Community Development Director Jackie Campbell assured her that her comments would not go unnoticed and would be recorded and forwarded to the Council, even if she were in the minority.

Commissioner Benefield said she feels strongly about having landscaping along Casitas Pass Road and we should not be looking at a parking lot from that street. She reiterated that she is not in favor of the tower at all (even at 35 feet), but otherwise agrees with Chair La Fevers' comments. She agreed that four accessible parking spaces are needed immediately in front of Albertsons.

Commissioner Moyer stated he would go along with the reduced tower height in favor of more landscaping, noting that landscaping benefits the City's residents and the tower is more part of the freeway scene than the City's fabric. He said he really wants trees along Casitas Pass Road and maybe that can be done without eliminating parking spaces.

Commissioner Callender concurred with Chair La Fevers' comments and those made about the landscaping buffer along Casitas Pass Road. He expressed support for reducing the height of the tower and said he was glad the City Council would be cleaning up the issue. He said he agreed with Moyer's comments.

Chair La Fevers summarized the Commission's consensus as follows. The Commission:

- Supports the project to expand the shopping center.
- Recommends adopting a modification to the parking and landscaping requirements.
- Suggests the City Council consider reducing the height of the tower to a maximum of 35 feet, with Commissioner Benefield's comments against it to be made known.
- Wants four handicapped parking spaces immediately in front of Albertsons.
- Wants additional landscaping along the Casitas Pass Road frontage.
- Recommends that the existing system that allows standing water in drains be corrected.
- Suggests leaving the one year timeframe in conditions 23 and 26 as is.
- Requests that the ARB consider an appropriate size for specimen trees. It

<p>has been suggested by Commissioners that they use 36-inch box sizes.</p> <p>Project Architect Greg Rech commented that if more planting is done along Casitas Pass Road it will result in the loss of parking spaces. He noted there would be benches along the pedestrian path and landscaping could be increased there. He expressed concern about blocking visibility to the center itself that is important to business owners. He said he is leaning toward more landscaping in the bench area near IHOP, and maybe losing one parking space would be okay. He said he is open to including other things along the pathway, including trees, and pointed out more landscaping will be visible from Casitas Pass Road.</p> <p>Chair La Fevers added that he would like to include in the recommendation additional landscaping along the Casitas Pass Road frontage and, if possible, not to affect the number of parking spaces or at least a minimal amount.</p> <p>Senior Planner Steve Goggia stated that he does not believe there are compact spaces included in the plan and perhaps there will be an opportunity to get the landscaping needed if some of the standard size spaces are converted to compact spaces. This change could be a part of the parking modification request that would be considered by the City Council.</p> <p>MOTION Commissioner Benefield moved to approve Project No. 10-1547-CUP/CPR/CDP, to allow the expansion of Albertsons Grocery Store within Casitas Plaza Shopping Center, including all upgrades that go with the rest of the plaza, and with the recommendation summarized by Chair La Fevers. Commissioner Moyer seconded the motion. Chair La Fevers clarified that the Commission was recommending to the City Council to approve the findings and adopt the project. Motion was passed 4-0 by voice vote.</p>	
<p>MATTERS PRESENTED BY COMMISSIONERS – None</p>	<p>MATTERS PRESENTED</p>
<p>DIRECTOR’S REPORT</p> <p>a. Distributed Information</p> <ul style="list-style-type: none"> i. Action Minutes of the Architectural Review Board meetings of June 16, 2011 ii. City calendar for the month of July 2011 iii. Community Development Project Status Report as of June 30, 2011 iv. Construction Permit Report as of June 30, 2011 <p>b. Status of the Lagunitas Mixed-Use Project</p> <p>Community Development Director Jackie Campbell stated that a memorandum regarding the status of the Lagunitas project is included in the Director’s Report. She said map recordation for Lagunitas is tentatively scheduled for the City Council meeting of July 25th and grading is expected to begin in August.</p> <p>Upon request, she explained the review process, noting that a project changes as it goes through the final ARB and Building Plan Check process. She said with the Lagunitas project, the original development agreement was withdrawn by the applicant and there is no link to the old project that stated that the office building must be constructed before the residences.</p> <p>Assistant City Attorney Alexandra Barnhill shared that she has accepted a position in San Francisco where she will continue to represent cities. She said her six years representing the City of Carpinteria had been very rewarding and she complimented staff members and elected officials on their capability. The Planning Commission wished her the best.</p>	<p>DIRECTOR’S REPORT</p>

Exhibit 5

Proposed Final EIR Executive Summary

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project and the project alternatives, the environmental impacts associated with the project and alternatives, and required and recommended mitigation measures.

PROJECT SYNOPSIS

Lead Agency

City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Project Applicant

Albertsons, Inc.
Kent Heasley
250 Parkcenter Boulevard
Boise, ID 83706

Required Approvals

The project would require the following approvals from the City of Carpinteria (Project No. 10-1547-CUP/DPR/CDP):

- A revision to the most recent approved development plans for Casitas Plaza (D-9-82 and D-11-83);
- A Conditional Use Permit (CUP) for retail stores over 20,000 square feet; and
- A Coastal Development Permit.

The CUP process also requires conceptual review; this review (Project No. 09-1530-CON) was conducted at the City Council hearing of January 25, 2010.

Project Description

A detailed description of the applicant's proposal is included in Section 2.0, *Project Description*. The key characteristics of the proposed project are summarized below.

Albertsons grocery store proposes to expand the existing store in Building D of Casitas Plaza (refer to Figure 2-2 in Section 2.0, *Project Description*) into an adjacent vacant retail space of 21,440 square feet (Building E). The floor area of Albertsons would expand from 20,062 square feet (18,850 square feet of ground floor space with a 1,212 square-foot mezzanine) to 40,290 total square feet. The expanded store would allow Albertsons to provide for larger floor area for each department; a new bakery department; a new, approximately 2,050 square-foot pharmacy



("health and beauty") department; wider sales aisles between display gondolas; and additional check-out counters.

New architectural elements would be integrated into the existing storefront canopy to provide a wind screen while also screening shopping carts, vending machines and outdoor sales areas. Planters would be installed along the building frontage. The architectural projection framing the main entrance to the expanded Albertsons grocery store would be a maximum of 30 feet in height. New cement plaster would reface the main building wall forming the inner edge of the arcade, with new expanded storefront glazing and glazed automatic sliding doors. Vending machines, newspaper racks and public telephones along this wall would be eliminated. The proposed arcade design includes a screened shopping cart storage area which incorporates outdoor seating, potted plants and expanded bicycle parking. In keeping with the proposed improvements at Albertsons, new façade elements at Building A (housing 10 retail spaces) and three new façade elements at Building B (CVS Pharmacy) are also proposed.

The proposed expanded store would be one of three grocery stores nationwide to collaborate with the Department of Energy in a "Net Zero Partnership." This partnership would result in a design that consumes an estimated 30% less energy than other grocery stores nationwide. The proposal includes LED lights throughout the store, refrigeration cases with doors, refrigeration cases with "best in class" refrigeration systems using Glycol to reduce freon use, "best in class" heating, ventilating, and air conditioning systems and enhanced waste management/cardboard recycling programs.

Parking Lot. The Casitas Plaza parking lot would be reconfigured by revising the parking layout and landscape islands in the northwest portion of the parking lot and adjusting parking and landscape islands in the main parking area. The parking supply would be increased from 431 to 432 spaces. While some of the trees within the parking lot landscaped islands have recently been replaced, many of the storefront landscape planters have plant material that deviates from previously approved plans, or have been filled in with concrete. The proposed project would include parking lot landscaping including trees of various statures and profiles, similar to adjacent commercial development. Existing site lighting includes street lighting along Casitas Pass Road and Carpinteria Avenue, and exterior lighting associated with the existing commercial buildings and parking lot. The project would involve replacement of the existing parking lot lighting with energy efficient lighting designed to minimize light pollution. The parking lot would also be improved with a lighted pedestrian path from Casitas Pass Road through the parking lot to the Albertsons entrance. Other proposed improvements include new site drainage inserts to implement stormwater Best Management Practices.

The Santa Barbara Air Bus pick-up/drop-off area would be relocated away from the heavily used two-way driveway adjacent to the IHOP restaurant to a lesser used secondary one-way driveway at the southwest corner of the site. This move would help to reduce potential circulation conflicts within the parking lot. Additionally, new bicycle racks would be installed adjacent to several of the store entrances in order to facilitate bicycle ridership to the shopping center.

Signage. The Sign Plan for Casitas Plaza Shopping Center is also proposed to be modified. The larger tenants have signs mounted on the tiled roof canopy, while the signs for



the tenants with the smaller floor areas have smaller signs attached to the wooden canopy cross members. Proposed new signage includes an engaged tower element added to the backside of the building, running parallel with the highway; a monument sign at the Casitas Pass Road entrance; and directional signage at the Carpinteria Avenue entrance. Albertsons and CVS are proposed to be the only tenants identified on both freeway and monument signs.

Construction. Construction would occur over approximately four to six months, including interior and façade modifications and parking lot reconfiguration and landscaping. Albertsons proposes to remain open for business during the remodel.

ALTERNATIVES

As required by CEQA, the EIR examines a range of alternatives to the proposed project. The alternatives, described and evaluated in Section 7.0 *Alternatives*, include the following:

- *Alternative 1: No Project, Vacant.* Albertsons does not move into the adjacent vacant space. The space remains vacant for the foreseeable future, and the site remains in its current condition.
- *Alternative 2: No Project, Other Commercial Use.* Albertsons does not move into the adjacent vacant space. The adjacent space is occupied by another commercial use. Examples of other potential commercial uses include a furniture store, an art supply store, or a clothing retail store.
- *Alternative 3: Reduced Expansion.* Albertsons expands into half of the adjacent vacant space. The vacant space would be divided in half with a demising wall providing Albertsons with approximately 10,720 additional square feet; increasing the total size of Albertsons to 30,782 total square feet. The balance of the adjacent space is occupied by another commercial use, such as an art supply store, a restaurant/coffee shop, or a clothing retail store.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the identified environmental impacts and any required and recommended mitigation measures for each issue area studied in the EIR. The table also lists the level of significance after mitigation. Class I impacts are defined as significant, unavoidable adverse impacts which require a statement of overriding considerations to be issued per Section 15093 of the *State CEQA Guidelines* if the project is approved. (No Class I impacts were identified for the proposed Albertsons Expansion project.) Class II impacts are significant adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *State CEQA Guidelines*. Class III impacts are adverse, but less than significant impacts. Class IV impacts are those for which no impact would occur or for which the project's impact would be beneficial.



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
AESTHETICS		
<p>Impact AES-1 The proposed project does not include any new structures that would alter views from public and private viewsheds. The proposed store expansion would utilize an existing vacant retail space. The architectural updating to the existing shopping center would not substantially alter a scenic vista or views from a state scenic highway. Therefore, the impact to public views would be Class III, <i>less than significant</i>.</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>
<p>Impact AES-2 The proposed project would be visually compatible with the scale and character of surrounding development, and would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts related to incompatibility with surrounding uses would be Class II, <i>significant but mitigable</i>.</p>	<p>AES-1 The design, scale and character of the project architecture and signage shall be compatible and blend harmoniously with vicinity development. Special attention shall be given to the new architectural features and signs to ensure that the improvements are consistent with the City's small beach town character. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures. Plan Requirement and Timing: The applicant shall submit plans of the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. Monitoring: Community Development Department staff shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.</p> <p>In addition, the following measure is <i>recommended</i> to further reduce adverse effects:</p> <p>AES-2 No outside storage of materials or sales items shall be permitted within the shopping center. Plan Requirement and Timing: This requirement shall be included in the conditions of approval signed by the landowner prior to approval of any Building Permit for physical development. Monitoring: CDD shall monitor in the field as required.</p> <p><u>AES-2: No outside bulk storage of materials or sales items shall be permitted</u></p>	<p>Less than significant.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><u>within the shopping center (APN 001-070-063). Outdoor display of merchandise is allowed subject to the following standards.</u></p> <ul style="list-style-type: none"> <u>a. The materials shall be located adjacent to the building façade;</u> <u>b. Displayed merchandise shall occupy a fixed, specifically approved location that does not disrupt the normal function of the site or its circulation. A minimum of six feet of continuous unobstructed walkway space shall be provided;</u> <u>c. No more than 50 percent of the linear frontage of each individual storefront may be occupied with displayed items;</u> <u>d. All outdoor display areas shall be kept in a neat and orderly fashion;</u> <u>e. The outdoor display of merchandise shall not exceed a height of eight feet above finished grade;</u> <u>f. The outdoor display area shall be directly related to the tenant occupying the interior space; and</u> <u>g. Additional signs shall not be provided for the outdoor display area beyond those normally allowed for the primary use.</u> <p><u>Items for sale within the Albertsons' entry/exit foyers, shown as vending machines and propane sales on the plans dated July 5, 2011, and the seasonal sales of Halloween pumpkins and Christmas trees are not subject to this restriction.</u></p> <p>Plan Requirement and Timing: <u>This requirement shall be included in the conditions of approval signed by the landowner prior to approval of any Building Permit for physical development. New lease agreements for all tenants shall also reflect this condition.</u> Monitoring: <u>CDD shall review and approve the language of the lease agreements and monitor in the field as required.</u></p>	
<p>Impact AES-3 The proposed project would replace the existing parking lot lighting with energy efficient lighting designed to minimize light pollution. The project also includes a new lighted pedestrian path through the parking lot. The proposed changes to on-site lighting would be visible from U.S. Highway 101, Casitas Pass Road, and Carpinteria Avenue.</p>	<p>AES-3 Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Plan Requirements: The locations of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD with input from the ARB prior to the issuance of a Building Permit.</p>	<p>Less than significant</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
This impact would be Class II, <i>significant but mitigable</i> .	Monitoring: CDD and the ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for structures. CDD shall site inspect prior to occupancy clearance.	
<p>Cumulative Impacts. As discussed in Section 3.0, <i>Environmental Setting</i>, 213 residential units and 138,860 square feet of commercial/office development are currently planned and pending in Carpinteria. The proposed project would not add any additional square feet of commercial development in the Carpinteria area, since it makes use of an existing vacant retail structure. The project, in combination with other planned and pending development in the Carpinteria Valley, would continue the gradual transition of the area to a more urban character. Although some viewers may consider this change visually adverse, cumulative development in the area is consistent with the City's General Plan/Coastal Plan and with local land use patterns.</p> <p>Cumulative impacts have been addressed in the EIR prepared for the City's 2003 General Plan/Coastal Plan, herein incorporated by reference. The Plan incorporates numerous Objectives and Policies that provide mitigation for the actions allowed under the Plan, including mitigation for aesthetic impacts as a result of buildout under the Plan. The proposed project must be found consistent with the Objectives and Policies of the Plan in order to be approved. Cumulative development throughout the Carpinteria Valley would incrementally contribute to aesthetic impacts. However, with adherence to the Plan's Objectives and Policies, the project's contribution to cumulative aesthetic impacts would not be considerable and would be further reduced through the implementation of the project specific measures. The project's impact to the visual character of the site and the introduction of new sources of light and glare would be not be cumulatively significant as it is consistent with the urban nature of the surrounding aesthetic environment.</p> <p>Because this and any additional, but presently unknown, development would be subject to the guidelines and policies of the City's General Plan/Coastal Plan, Zoning Code and ARB, the proposed project would not be expected to be part of a cumulatively adverse aesthetic impact. Therefore, cumulative visual impacts would be less than significant.</p>		
Air Quality		
<p>Impact AQ-1 Construction of the proposed Albertsons expansion project would generate temporary increases in localized air pollutant emissions. Such emissions may result in temporary adverse impacts to local air quality. ROC and NOX emissions would be below 25 tons per year. However, due to the County's nonattainment status for PM10, the SBCAPCD requires that construction emissions control measures be implemented on all discretionary projects involving earth-moving activities. Therefore, this impact would be Class III, <i>less than significant</i>.</p>	None Required	With incorporation of required SBCAPCD construction emissions control measures, construction air quality impacts from the project would be less than significant.
<p>Impact AQ-2 The proposed Albertsons expansion project would result in an increase in operational air pollutant emissions due to increased energy use and vehicular traffic. However, because emissions would be below</p>	None Required	Less than significant without mitigation.



**Table ES-1 Summary of Environmental Impacts,
Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
SBCAPCD significance thresholds, this impact would be Class III, <i>less than significant</i> .		
Impact AQ-3 The proposed project would be consistent with SBCAPCD's 2007 Clean Air Plan and adopted regional, State, and federal air quality plans. This impact would be Class III, <i>less than significant</i> .	None required	Less than significant without mitigation.
<p>Cumulative Impacts. Cumulative development throughout the Carpinteria Valley would incrementally increase air pollutant emissions, which could cumulatively degrade regional air quality. The impacts of developing the Albertsons Casitas Plaza Expansion project would be combined with development contemplated in the Carpinteria General Plan/Coastal Plan as well as the Santa Barbara County Comprehensive Plan and the General Plans of nearby municipalities, including the Cities of Santa Barbara and Goleta. Per Santa Barbara County thresholds, a project would have a significant cumulative impact if it were inconsistent with the adopted federal and state air quality plans of Santa Barbara County. As discussed in Impact AQ-3, the proposed project is consistent with the 2007 CAP. All new development within Carpinteria must be consistent with the City's General Plan/Coastal Plan; as a result, all such development would be within the projections contained in the 2007 CAP. Therefore, cumulative development in Carpinteria will not hinder progress toward attainment of the County's air quality objectives, and the proposed project's contribution to cumulative air quality impacts would be less than significant.</p>		
<p>Cultural Resources</p>		
<p>Section 5.5 Checklist Item b. Limited ground disturbance would occur as a result of the proposed development. Several landscape islands would be reconfigured within the existing parking lot and a small amount of soil would need to be excavated to provide proper footings to support the new architectural projections. The possibility of encountering previously undisturbed cultural resources during project construction given the limited amount of grading is remote. This would be a less than significant impact; however mitigation measure CUL-1 is <i>recommended</i> in order to minimize impacts to cultural resources. This measure is the standard measure used when there is a possibility of encountering cultural resources during project construction.</p>	<p>CUL-1 In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. Plan Requirements/Timing: This condition shall be printed on all building and grading plans. Monitoring: CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.</p>	Less than significant.
<p>Cumulative Impacts. Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to cultural resource impacts. However, the project's contribution to cumulative cultural resource impacts would not be considerable because the site is already developed, no cultural resources have been identified within the project site, and potential impacts would be further reduced through the implementation of the project specific measure addressing standard discovery provisions.</p>		
<p>Geology and Soils</p>		
Section 5.6 Checklist Item a. The	GEO-1 Structures shall be designed to	Less than significant.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p>Carpinteria Valley is subject to geologic hazards related primarily to earthquakes and secondary hazards, such as landslides and liquefaction. The subject parcel is located approximately 500 feet north of the concealed Rincon Creek Fault; considered a non-active fault. Nevertheless, there is the potential for an earthquake in the Carpinteria area that would cause seismic shaking and could affect the subject parcel. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property or infrastructure to potentially adverse effects, including strong seismic ground shaking. As Albertsons proposes to expand into the existing adjacent retail space, new construction would be limited to the architectural elements integrated into the existing storefront canopies. Given that the project is required to conform to the California Building Code (CBC) requirements addressing seismic standards, impacts from fault rupture or seismic ground shaking would be considered less than significant with required adherence to UBC standards. Nonetheless, mitigation measure GEO-1 is <i>recommended</i> in order to minimize impacts from fault rupture or seismic ground shaking.</p>	<p>earthquake standards of the Uniform California Building Code Seismic Zone 4. Plan Requirements and Timing: Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of the Building and Safety Division. Monitoring: Building Inspector shall site inspect prior to occupancy clearance.</p>	
<p>Cumulative Impacts. Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to geologic resource impacts. However, the project's contribution to cumulative geologic resource impacts would not be considerable based on the information above because the project impacts are site-specific would not contribute to seismic hazards, erosion or water quality impacts and would be further reduced through the implementation of the project specific measure listed in Section 4.0 of this EIR.</p>		
<p>Greenhouse Gas Emissions</p>		
<p>Impact GHG-1 The project would generate GHG emissions both mobile and operational sources, as well as short-term GHG emissions from construction. These emissions would not exceed the 1,100 CO₂e/year threshold for greenhouse gas emissions, and would not hinder the State's ability to achieve its adopted GHG emissions reduction target under AB 32. Therefore, impacts would be</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
Class III, <i>less than significant</i> .		
<p>Cumulative Impacts. As indicated above in Impact GHG-1, emissions associated with the proposed project were found to be less than significant. Analyses of greenhouse gases are cumulative in nature as they affect the accumulation of greenhouse gases in the global atmosphere. Furthermore, now that greenhouse gases are required to be discussed for each project within the State as part of CEQA, analysis of projects are subject to individual review. The project's contribution to cumulative levels of greenhouse gases would be less than significant.</p>		
Hydrology/Water Quality		
<p>Impact HWQ-1 The proposed project would involve disturbance of the existing parking area during parking lot reconfiguration and landscaping. During construction and grading, soil, dust, paints, concrete and plaster may inadvertently enter the stormwater drainage system, which could potentially degrade water quality. Impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>HWQ-1 A combination of structural and non-structural Best Management Practices (BMPs) (e.g., bioswales, storm drain filters, permeable pavement, parking lot cleaning, etc.) shall be installed/used to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development. Plan Requirements: The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the stormwater discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on site, building and grading plans. Records of maintenance shall be maintained by the landowner/manager. Timing: Prior to issuance of a Building/Grading Permit, the SWQMP shall be submitted to CDD and Public Works. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Filters/inserts shall be installed prior to issuance of occupancy clearance and shall be cleaned using approved methods at least twice a year, once immediately prior to November 1 (before the start of the rainy season) and once in January. Maintenance records shall be submitted to CDD on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year, the records shall be maintained by the landowner/manager and be made available to CDD or Public Works on request. Monitoring: CDD and Public Works shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper</p>	<p>Less than significant</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p data-bbox="602 401 732 422">maintenance.</p> <p data-bbox="602 453 1040 1356">HWQ-2 Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Plan Requirements: An erosion and sediment control plan shall be submitted to and approved by CDD and Public Works prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. Timing: The plan shall be implemented prior to the commencement of construction. Monitoring: CDD and Public Works shall perform site inspections throughout construction.</p> <p data-bbox="602 1388 1040 1755">HWQ-3 Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for stormwater contamination. Plan Requirements and Timing: Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to Public Works for review prior to issuance of a Building Permit. Monitoring: Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.</p> <p data-bbox="602 1787 1040 1850">HWQ-4 During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. Plan Requirements: The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. Timing: The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. Monitoring: CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.</p>	
<p>Section 5.9 Checklist Item c, d. The project would not notably alter the existing drainage pattern of the site, nor would it increase the rate of runoff. The project proposes to increase the size of the landscaped areas within the parking lot and adjacent to the store entrances. The installation of additional planter areas would result in a minor decrease in impervious surface and therefore a minor decrease in the rate of surface runoff. Oil/water/sediment separators would be installed in the storm drain system for stormwater treatment prior to discharge from the site. This would be a less than significant impact; however, Mitigation Measure WQ-5 is <i>recommended</i> in order to minimize impacts to water quality due to runoff from the reconfigured parking lot.</p>	<p>WQ-5 The applicant shall be responsible for maintaining the premises in a clean and orderly condition at all times. This includes, but is not limited to the following:</p> <ul style="list-style-type: none"> • The parking lot shall be cleaned on a regular basis. Cleaning activities shall include the removal of litter; spot cleaning of oil, fuel and other automotive leaks; vacuum sweeping and pressure washing when necessary; • All trash/recycling shall be properly disposed of in the appropriate receptacles provided on site. The applicant shall regularly inspect the perimeter of the site to ensure that trash is not leaving the premises via wind or runoff; and • All site landscaping shall be adequately maintained. <p>Plan Requirements: This requirement shall be included in the approved conditions of approval signed by the landowner prior to approval of any Building Permit for physical development. Timing: CDD shall monitor in the field as required. Monitoring: CDD staff shall periodically inspect the site to ensure compliance with this condition. If it is found that the site is not being maintained in a manner consistent with this condition, the matter shall be referred to the City's Code Compliance staff for resolution.</p>	<p>Less than significant.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>Cumulative Impacts. As discussed in Section 3.0, <i>Environmental Setting</i>, 213 residential units and 138,860 square feet of commercial/office development are currently planned and pending in Carpinteria. The proposed project would not add any additional net development to the planned commercial development in the Goleta area, since it makes use of an existing vacant retail structure. Other planned and pending development in the Carpinteria Valley would cumulatively increase peak stormwater flows by adding impervious surface area. Such changes in regional hydrology could have significant cumulative effects on local flooding conditions if drainage infrastructure for individual projects is not appropriately sized and designed. Cumulative development could also result in impacts to regional water quality if individual developments do not implement appropriate erosion control and stormwater filtration practices. However, the proposed project would reduce impervious area, thereby reducing this cumulative impact. In addition, it is assumed that all development in the area will implement appropriate flood and water quality control practices in accordance with the requirements of the County and other regulatory agencies, further reducing cumulative impacts. Therefore, with implementation of the mitigation measures discussed above, the proposed project's contribution to cumulative water quality and flooding impacts would not be cumulatively considerable.</p>		
<p>Land Use</p>		
<p>Impact LU-1 The proposed project would not conflict with the project site's General Plan/Coastal Plan land use designation or Zoning Ordinance classification, and is potentially consistent with applicable General Plan/Coastal Plan objectives and policies, with incorporation of mitigation measures included in this EIR. Impacts related to consistency with the General Plan/Coastal Plan and Zoning Ordinance would be Class II, <i>significant but mitigable</i>.</p>	<p>The mitigation measures recommended in Section 4.0 would ensure that the proposed project would be consistent with the General Plan/Coastal Plan and Zoning Code</p>	<p>With implementation of required mitigation measures, the proposed project would be consistent with the General Plan/Coastal Plan and Zoning Code, and impacts would be less than significant</p>
<p>Impact LU-2 The proposed project would be generally compatible with existing on-site and adjacent commercial land uses, as well as with the adjacent Carpinteria Middle School, and nearby residences, with incorporation of mitigation measures included in the aesthetics section of this EIR. This is a Class II, <i>significant but mitigable</i>, impact.</p>	<p>The mitigation measures recommended in Section 4.1, <i>Aesthetics</i> would reduce potential compatibility conflicts for the project site to levels that would avoid significant land use impacts.</p>	<p>With implementation of required mitigation measures, potential compatibility conflicts relating to aesthetics would be reduced to a less than significant level. Noise and air quality impacts would be less than significant without mitigation.</p>
<p>Impact LU-3 The proposed project could result in permanently reduced sales at the existing Vons store, the other major chain grocery store in Carpinteria. However, the project would not directly or indirectly result in the closure of any existing businesses in Carpinteria, and therefore would not cause urban decay and the associated physical environmental impacts. Therefore, impacts relating to the creation of blight would be Class III, <i>less than significant</i>.</p>	<p>None Required</p>	<p>Less than significant without mitigation</p>
<p>Cumulative Impacts. As discussed in Section 3.0, <i>Environmental Setting</i>, 178 residential units and 135,666</p>		



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p>square feet of commercial/office development are currently planned or pending in Carpinteria. The proposed project would not add any additional net development to the planned commercial development in the Carpinteria area, since it makes use of an existing vacant retail structure. In addition, the project would not result in an increase in vacancies that would create long-term urban decay within the City or otherwise lead to urban blight. As such it would not contribute to cumulative impacts related to land use changes.</p> <p>In addition, the City's General Plan includes numerous policies intended to maintain the overall community character. The 2003 General Plan includes goals and policies that are largely focused on maintaining the community's small town character. Cumulative impacts have been addressed in the EIR prepared for the City's 2003 General Plan and Coastal Plan (the Plan), herein incorporated by reference. The Plan incorporates numerous Objectives and Policies that provide mitigation for the actions allowed under the Plan, including mitigation for land use impacts as a result of buildout under the Plan. The proposed project must be found consistent with the Objectives and Policies of the Plan in order to be approved. Cumulative development throughout the Carpinteria Valley would incrementally contribute to land use impacts. However, with adherence to the Plan's Objectives and Policies, the project's contribution to cumulative land use impacts would not be considerable. Land use compatibility conflicts associated with individual developments in the Carpinteria area will be addressed on a project-by-project basis and other planned and pending developments in the area do not involve conversion of lands designated for continued agricultural use. Therefore, cumulative land use impacts would be less than significant.</p>		
Noise		
<p>Section 5.12 Checklist Item d. Short-term impacts that have the potential to create noise levels that impact the adjacent properties relate to the physical construction of the project. As Albertsons proposes to expand into the existing adjacent retail space, new construction would be limited to the architectural elements integrated into the existing storefront canopies. Given that the project is within an existing commercial zone, approximately 500 feet from the nearest residential area, short term construction noise impacts to nearby residents are expected to be less than significant. Construction of the new architectural elements could impact students at the Carpinteria Middle School located approximately 600 feet away from the closest construction area. Given this distance, and the acoustic shielding provided by the existing freestanding buildings located along the south side of the shopping center, short term construction impacts to sensitive receptors are expected to be less than significant. Nonetheless, mitigation measure NOI-1, a standard condition placed on all discretionary projects, is recommended in order to minimize impacts from the short-term</p>	<p>NOI-1: Exterior construction activity shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Friday, 8:00 a.m. and 8:00 p.m. on Saturdays and 10:00 a.m. and 8:00 p.m. on Sundays. No exterior construction activity shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance should be limited to the same hours. Interior construction activities that cannot be heard beyond the boundaries of the Casitas Plaza shopping center are not subject to these restrictions, however the Community Development Director may restrict interior construction activities if it is determined that the activity creates a public nuisance. Plan Requirements: Two signs stating these restrictions shall be provided by the applicant and posted onsite. Timing: Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. Monitoring: Building Inspector shall spot check and respond to complaints.</p> <p>NOI-1 Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as</p>	<p>Less than significant</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
activities to construct the new architectural elements.	interior painting are not subject to these restrictions. Plan Requirements: Two signs stating these restrictions shall be provided by the applicant and posted onsite. Timing: Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. Monitoring: Building Inspector shall spot check and respond to complaints.	
<p>Cumulative Impacts. Cumulative noise impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to noise impacts. However, noise analysis for the project indicates that future noise conditions will not exceed the City's established parameters with the identified mitigation. In addition, the measure to reduce short term construction noise impacts would reduce the project's contribution to cumulative noise impacts. Therefore, cumulative noise impacts would not be considerable.</p>		
<p>Transportation/Traffic</p>		
<p>Impact T-1 The proposed project would add an estimated 841 average daily trips to the local circulation system, including 19 trips in the A.M. peak hour and 59 in the P.M. peak hour. When added to existing traffic conditions at the three study intersections, the level of service would continue to operate at LOS C or better during the A.M. and P.M. peak hours under project-specific conditions. This would be a Class III, <i>less than significant impact.</i></p>	None Required	Less than significant without mitigation
<p>Impact T-2 The proposed project would not generate impacts exceeding CMP thresholds. Impacts on CMP roadways and at CMP intersections would be Class III, <i>less than significant.</i></p>	None Required	Less than significant without mitigation
<p>Potential less-than significant impacts related to public transportation.</p>	<p>TRA-1 In order to assist with public transit to the shopping center, <u>improvements to the MTD bus stop located adjacent to the southeast corner of the property at Carpinteria Avenue and the Seaside Shuttle bus stop adjacent to Casitas Pass should be improved to current MTD Bus Stop Standards, including shelters and night lighting. Plan Requirements and Timing. Bus stop improvements should be shown on plans submitted for project grading and development. Improvements are subject to review and approval by CDD and MTD. Improvements should be installed prior to occupancy clearance. Monitoring: CDD shall field verify installation as to plan.</u></p>	<p><u>Less than significant.</u></p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>Cumulative Impacts. Cumulative traffic volumes were derived from the <i>Year 2016 Alternative 1 & 4</i> scenario contained in the <i>Linden Avenue & Casitas Pass Road Interchanges Project FEIR/FONSI</i> (Caltrans, 2010). Traffic forecasts for the interchange project are based on SBCAG traffic model data for the <i>101 In-Motion Project</i> (2005) and sub-area traffic model output from the EIR traffic consultant.</p> <p>The cumulative analysis includes construction of the Linden Avenue & Casitas Pass Road Interchanges Project, which is part of Phase 3 of the U.S. 101 widening project. The project is funded and scheduled to start in 2014 or 2015. The improvements proposed at the Casitas Pass Road Interchange include the extension of Via Real, construction of the Northbound Ramps east of the interchange, widening of the overpass, and signalization of the Casitas Pass Road Interchange.</p> <p>Project-generated traffic was added to the cumulative intersection volumes and the intersection levels of service, including the new U.S. 101 Northbound Ramps/Via Real intersection, were calculated for cumulative and cumulative plus project conditions.</p> <p>The project would not generate any cumulative impacts at the study-area intersections based on City and Caltrans thresholds. The project would be required to contribute its proportionate share to the City's Development Impact Mitigation Fee program to offset its traffic additions to the City's roadway network.</p> <p>The Carpinteria Avenue/Casitas Pass Road intersection is forecast to operate at LOS D under the P.M. peak hour cumulative conditions, which is considered acceptable by SBCAG, and no improvement measures are required. The intersection is currently monitored once in every five years to assess conformance with the CMP. Pursuant to CMP guidelines, the monitoring frequency would be changed to once per year when the intersection is found to be operating at LOS D under cumulative conditions.</p>		
<p>Utilities and Service Systems</p>		
<p>Section 5.17 Checklist Items f, g. The proposed project, including the expansion of Albertsons into the adjacent vacant commercial space would generate additional solid waste. Waste generated at the site is taken to the Gold Coast Recycling and Transfer Station in Ventura. It is then transferred to the Toland Landfill in Santa Paula, a Class II municipal facility, which is managed by the Ventura Regional Sanitation District. Expansion in recent years has extended the lifespan of the landfill to 2027. The solid waste generated by the project can be accommodated by the landfill. Thus, project impacts to landfill capacity would be less than significant. <i>Recommended</i> mitigation measure SW-1 has been identified to require excess construction materials to be separated onsite for reuse/recycling or proper disposal in order to reduce the amount of construction material placed in the landfill. A second <i>recommended</i> measure, SW-2, recommends that the applicant develop and implement a Solid</p>	<p>SW-1 Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. Plan Requirements: This requirement shall be printed on grading and construction plans. The applicant shall provide CDD with receipts for recycled materials or for separate bins. Timing: Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. Monitoring: CDD shall review receipts prior to occupancy clearance.</p> <p>SW-2 The applicant shall develop and implement a Solid Waste Management Program. The program shall include, but is not limited to, the following measures:</p> <p><u>General</u></p> <ul style="list-style-type: none"> a. Provision of adequate space and/or bins for storage of recyclable materials within the project site. b. Development of a Source Reduction Plan (SRP) describing the 	<p>Less than significant without mitigation. Incorporation of the recommended mitigation measures would further reduce this impact.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
Waste Management Program.	<p>recommended program(s) and the estimated reduction of solid waste disposed by the project.</p> <p>c. Implementation of a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). To ensure compliance, the applicant shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to CDD review and approval prior to the issuance of building permits.</p> <p>Plan Requirements: The applicant shall submit a Solid Waste Management Program to CDD for review and approval prior to issuance of a Building Permit. Timing: Program components shall be implemented prior to occupancy clearance and throughout the life of the project. Monitoring: CDD shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.</p>	
<p>Cumulative Impacts. Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to utility and service impacts. However, based on the analysis above, the project's contribution to cumulative utility and service impacts would not be considerable, but would be further reduced by the recommended measure below.</p>		



Exhibit 6

Ordinance No. 632

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

ORDINANCE NO. 632

AN ORDINANCE OF THE CITY OF CARPINTERIA AMENDING THE ZONING CODE TO IMPOSE A CONDITIONAL USE PERMIT AND OTHER REQUIREMENTS ON RETAIL USES OVER 20,000 GROSS SQUARE FEET

WHEREAS, the City of Carpinteria's ("City") General Plan/Coastal Plan establishes a comprehensive plan for the development of the City;

WHEREAS, a primary purpose of the General Plan/Coastal Plan is to preserve the existing character and scale of the City as a "small beach town" that is currently enjoyed by residents and visitors;

WHEREAS, the General Plan/Coastal Plan establishes numerous policies to preserve the City's small beach town character and scale, including: (a) regulations related to the nature, size and location of commercial development to ensure it serves the community, is compatible with the neighborhood, and reduces traffic trips, (b) requirements that ensure new development are of a size and scale that is consistent with existing development patterns, (c) prohibitions on redevelopment and intensification of existing development that would interfere with the City's small beach town image, and (d) limitations on retail development that is out of balance with residents' and visitors' needs;

WHEREAS, the vast majority of the retail construction in the City occurred decades ago. The small size, bulk, and scale of and limited parking for those developments contributes to the City's small beach town image. Since the City's policies seek to maintain that image by requiring new and intensified development to be consistent in terms of size and scale with existing development, the policies naturally limit opportunities to establish certain retail uses within the City. However, the City's local policies clearly provide, on balance, that such a tradeoff is necessary in order for the City's commercial districts to continue to attract residents, tourists, and other visitors and thereby preserve the City's character and economic vitality;

WHEREAS, currently, retail stores in the City are no larger than approximately 20,000 square feet, with very few exceptions. However, over the years the City has received increasing inquiries about and mounting pressure to allow retail development that is much larger in size and scale than most of the existing retail stores. Recently several local retailers applied for or expressed interest in developing a 40,000 square foot store. These proposals threatened public health, safety and welfare because that size of development could upset the small beach town character of the community, negatively impact the economic vitality of the City's commercial districts, create traffic and parking problems, overburden public facilities, threaten neighborhood compatibility, and/or cause aesthetic impacts;

WHEREAS, the City Council considered the impacts of large scale retail uses at meetings held on January 14, February 25, March 24, April 28, May 27, June 23, and July 28, 2008. The staff reports from those meetings are herein incorporated by this reference. A complete copy of each of the staff reports from said seven city council meetings is on file with the City Clerk and are available for public inspection and copying in that office in accordance with the California Public Records Act. In light of the threats that type of development could cause on the City, the City Council adopted a moratorium on the issuance of entitlements for retail development over 20,000 square feet and directed staff to develop amendments to the Zone Code to eventually replace the moratorium;

WHEREAS, on June 23, 2008 the City considered and adopted regulations to replace the moratorium. The staff report from the meeting is incorporated by this reference. At that meeting the City Council repealed the moratorium and adopted an Urgency Ordinance No. 631 amending the City's Zone Code to require: that development over 20,000 square feet obtain a Conditional Use Permit, that the Conditional Use Permit application go through a conceptual review process, that special findings be made prior to issuance of such a permit, and that the decision making authority for permit issuance be vested in the City Council, with the Planning Commission's recommendation;

WHEREAS, as a backup measure, when the City adopts an urgency ordinance it also adopts a traditional ordinance. Staff has prepared a traditional ordinance amending the City's Zone Code to impose discretionary approvals on retail development over 20,000 square feet. Per the requirements of the Planning and Zoning law, the Planning Commission has reviewed and recommended approval of the aforementioned discretionary review process for retail development over 20,000 square feet at its meeting of July 7, 2008;

WHEREAS, the proposed Zone Code amendment is consistent with and furthers the policies in the City's General Plan / Coastal Plan, because it will, among other things, foster a competitive and diverse mix of retail establishments, promote a more efficient use of land, and facilitate a safe and comfortable pedestrian scale environment;

WHEREAS, the proposed Zone Code amendment maintains and enhances the overall quality of the environment by avoiding the threats noted herein related to public health, safety and welfare;

WHEREAS, the proposed Zone Code amendment is consistent with the provisions of the Coastal Act and the City's certified Local Coastal Plan since imposing additional discretionary review on certain uses will not enlarge the uses currently authorized thereunder, nor will it alter the utilization or conservation of coastal zone resources, impede public access to and along the coastal zone, or interfere with the priorities established for coastal-dependent or coastal-related development; and

WHEREAS, the City desires to amend Chapters 14.80, 14.22, 14.20 and 14.62 in its Municipal Code in order to impose a process that ensures retail development is consistent with the goals, objectives and policies contained in the General Plan/Coastal Plan.

NOW, THEREFORE, THE CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals Incorporated.

The above recitals are true and correct and are hereby incorporated in this Ordinance. Each of the above recitals is relied upon independently by the City Council for its adoption of this Ordinance.

SECTION 2. Amendment of Carpinteria Municipal Code.

Section 14.80.543 of the Carpinteria Municipal Code shall hereby be created and shall read as follows:

14.80.543 Retail store.

“Retail store” means any place where goods or commodities are sold directly to consumers by retail or wholesale, whether such goods or commodities are taxable or non-taxable. Retail store shall include restaurants, theaters, arcades, service stations and places selling large goods or commodities that are typically displayed outdoors, including but not limited to: nurseries, pottery/sculpture, outdoor furniture and vehicle sales.

Section 14.22.030 of the Carpinteria Municipal Code shall hereby be amended in its entirety to read as follows:

14.22.030. Uses permitted subject to development plan approval and uses permitted by conditional use permit.

Permitted uses subject to development plan approval and uses permitted by Conditional Use Permit in the Central Business district are as provided in the Commercial Planned Development district, Sections 14.20.030, 14.20.040 and 14.20.045.

Section 14.20.045 of the Carpinteria Municipal Code shall hereby be created and shall read as follows:

14.20.045 Regulation of size of retail stores.

1. A single retail store, as defined in CMC 14.80.543, with a total square footage greater than twenty thousand (20,000) square feet may be permitted in the CPD/CB zones if a conditional use permit is obtained in the manner provided in Chapters 14.62 and such use conforms to the conditions of the permit, provided however, that the Planning Commission shall recommend approval, conditional approval or denial to the City

Council, who shall hold final decisionmaking authority.

a. For the purposes of this section, "total square footage" means all interior building space or retail use area whether devoted to the sale of merchandise or not, including restrooms, office space, storage space, automobile service areas or open air garden sales spaces.

b. For the purpose of determining whether the total square footage of a single retail store exceeds twenty thousand (20,000) square feet, the aggregate square footage of all adjacent stores, establishments and shops which share common check stands, management, warehouses or distribution facilities shall be considered a single retail store.

2. The provisions of this section shall be applicable to the construction or use of any building(s) or structure(s) or area that is proposed to include a total square footage greater than twenty thousand (20,000) square feet of total retail floor area and/or additions, expansions, structural alterations of an existing building(s), or expansions of the uses occupying such building(s), that result in a total square footage greater than twenty thousand (20,000) square feet, including but not limited to, internal tenant improvements to such building(s) or structure(s).

3. An applicant seeking approval of a retail use greater than twenty thousand (20,000) square feet shall obtain conceptual review in the following manner.

a. Preliminary plans for a retail use shall be submitted to the Architectural Review Board for conceptual review prior to completing the environmental review process. Said preliminary plans shall be reviewed and advisory recommendations made for the use of the applicant and planning commission. Said advisory recommendations shall constitute a conceptual review only, with final review and recommendation by the board to be taken after the planning commission conceptual review.

b. Concurrent with or following the conceptual review and recommendation by the Architectural Review Board, the Planning Commission and/or City Council shall review the project in concept and make advisory recommendations. Any such review or recommendations shall not be binding upon the City as to any further determinations to be made with respect to the project and the review authorities shall be wholly free to render a different recommendation and/or decision following the formal procedures thereafter followed pursuant to subsection A of this section.

4. Nonconforming retail stores shall comply with the provisions of Chapter 14.82.

Section 14.20.045 of the Carpinteria Municipal Code shall hereby be created and shall read as follows:

14.62.070 Special Findings for Retail Stores over 20,000 Square Feet

1. In addition to the findings required by 14.62.040, the City Council shall

approve, conditionally approve or deny a Conditional Use Permit, as it was applied for or in modified form, to allow a retail use with a total square footage greater than twenty thousand (20,000) square feet if the following criteria have been met:

- a. The use and size of the development at the proposed location, enhances the balance of retail and service needs of residents and visitors, and promotes the concentration of use in the Downtown area or an existing commercial node;
- b. The proposed use will not result in an over-concentration of that type of retail use in a particular area such as a shopping center or commercial district;
- c. The proposed use and development provides amenities, services and/or associated onsite or offsite improvements that enhance the unique small beach town character of the community;
- d. The proposed use minimizes adverse impacts to traffic such that no existing intersection volume to capacity ration will decrease by more than five percent (5%), provided however, that no intersection level of service will degrade below a level of service C as defined in the Circulation Element;
- e. Adequate parking is provided onsite by meeting without exceeding the standards set forth in Section 14.54 of this Chapter and/or other allowed parking programs as provided in the Municipal Code;
- f. The proposed development encourages alternative transportation by providing pedestrian and access amenities such as walkways, bus stops and bicycle racks;
- g. The proposed use will not materially adversely affect the economic welfare of the City, its commercial districts, or existing local retail providers based on evidence provided by the applicant and reviewed and accepted by the City.

SECTION 3. CEQA Exemption.

The City Council hereby finds and determines that this Ordinance merely imposes an additional level of discretionary review on one type of development within the City and is not subject to the California Environmental Quality Act (“CEQA”) either because adoption this ordinance is not a project or it is categorically exempt from CEQA pursuant to CEQA Guidelines §15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); §15060(c)(3) (the activity is not a project), §15168(c) (further environmental review is unnecessary because the ordinance is a subsequent activity covered by the General Plan’s program EIR) and §15183 (activity helps implement the General Plan which has undergone environmental review).

SECTION 4. Coastal Act

The amendments to the City’s LCP and zoning ordinance created by this Ordinance do not require certification from the California Coastal Commission. The Coastal Act does not deprive local governments from exercising their statutory power to enforce urgency ordinances, nor require prior review and approval of such ordinances by the Coastal Commission, provided that the ordinances are not in conflict with the Coastal

Act. Certification by the Coastal Commission is required only for amendments that authorize a use other than that designated as a permitted use in the LCP. (*Conway v. City of Imperial Beach* (1997) 52 Cal.App.4th 78.)

The Council hereby finds that this Ordinance is consistent with the provisions of the Coastal Act and the City's certified LCP. The City further finds that imposing an additional level of discretionary review on retail stores over 20,000 square feet as provided in the ordinance will not enlarge the uses currently allowed in the CB and CPD zoning districts, nor will it permit uses not otherwise authorized by the City's LCP. The Council further finds and determines that this Ordinance does not alter the utilization or conservation of coastal zone resources, impede public access to and along the coastal zone, or interfere with the priorities established for coastal-dependent or coastal-related development. The Council also finds and determines that imposing the aforementioned discretionary review process maintains, and enhances the overall quality of the environment by avoiding the threats noted herein related to public health, safety and welfare.

SECTION 5. Effective Date and Term.

This Ordinance shall be in full force and effect 30 days following its enactment in accordance with California law, or as otherwise provided by law; and before the expiration of 15 days following passage, this Ordinance shall be published once with the names of the members of the City Council voting for and against the same in *The Coastal View*, a newspaper of general circulation, published in the City of Carpinteria. Upon the effective date of this Ordinance, Ordinance 631 shall become null and void and of no further legal effect.

SECTION 6. Severability.

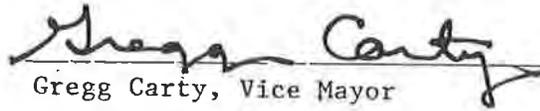
If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

PASSED, APPROVED AND ADOPTED this 11th day of August 2008, by the following called vote:

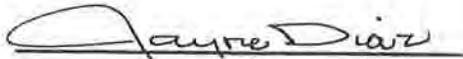
AYES: **COUNCILMEMBERS:** Carty, Armendariz, Clark, Stein

NOES: **COUNCILMEMBER:** None

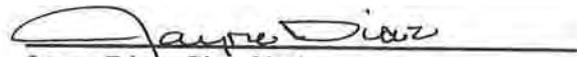
ABSENT: **COUNCILMEMBER:** Ledbetter


Gregg Carty, Vice Mayor

ATTEST:


Jayne Diaz, City Clerk

I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 11th day of August 2008.


Jayne Diaz, City Clerk

APPROVED AS TO FORM:


Peter N. Brown, City Attorney

Exhibit 7

Minutes from the Planning Commission's meetings of
January 3 and February 6, 1984

Albertsons Grocery Store Expansion Project
and Casitas Plaza Remodel: 10-1547-CUP/DPR/CDP

City Council Hearing August 8, 2011

against an assessment district in the future and
2) that an alternative be provided in the condition
to avoid the applicant being caught between the
City Council and Planning Commission going back
and forth.

Mr. Berry stated that the applicant also requested
in their modification application that Condition
No. 4 date be changed to reflect the approval of
the modification.

A lengthy discussion followed concerning all
aspects of the project.

Hearing no further response from the audience the
public hearing was closed at 8:21 P.M. by
Chairwoman Robitaille

PUBLIC HEARING
CLOSED

The Commission made the following changes to the
approved conditions:

CONDITIONS MODIFIE

- 1) Deleted Condition No. 10
- 2) Changed the date of approval for Condition No. 4
to January 3, 1984
- 3) A new Condition No. 10 be added to read, "That
the property owner shall sign and have recorded
an agreement to waive all rights of protest
to a future parking district."

Motion was made by Commissioner Earle and seconded
by Commissioner Iverson to approve the modification
to the parking requirement of Development Plan
No. D-4-83 subject to the original conditions, as
amended, and in accordance with Section 14.22.040
of the Carpinteria Municipal Code as approved by
Ordinance No. 352.

The motion was unanimously approved by voice vote.

OTHER BUSINESS

- a. Consideration of Development Plan No. D-11-83,
Santa Barbara Bank & Trust, 5420 Carpinteria
Avenue, proposed addition

D-11-83
SANTA BARBARA BANK
& TRUST,
5420 CARPINTERIA
AVENUE, PROPOSED
ADDITION

The Community Development Director presented his
written staff report on the proposed modification.
Mr. Berry stated that there currently exists some
uncertainty as to the number of parking spaces
required for the Casitas Plaza Shopping Center.
Santa Barbara Bank has an agreement with Volentine,
Inc., which identifies the Shopping Center parking
lot as a "common area". Thus, a portion of the
spaces in the parking lot are allocated to the
banks buildings by this agreement.

Mr. Berry stated that until the current questions
about the parking lot requirements are answered the
staff cannot properly address the parking aspects
of this modification/addition request.

Mr. Berry recommended that the Planning Commission
continue the modification request pending
resolution of the parking requirements for Casitas
Plaza Shopping Center.

The Planning Commission concurred with staff's
recommendation.

b. Consideration of annual review of the following Conditional Use Permits:

- (1) C-7-80 Steve Moran
4650 and 4654 Seventh Street
Elderly Care Home
- (2) C-9-80 Carpinteria Head Start
855 Linden Avenue
Preschool
- (3) C-3-81 Sandcastle Day Care School, Inc.
4931 Ninth Street
Day Care Center

The Community Development Director presented his written staff report on the conditional use permits. He stated that all three permits are complying with their conditions and that the City has no problems and has received no complaints concerning these uses. Mr. Berry said that staff recommends that the Planning Commission approve the annual review of C-9-80, C-3-81 and C-7-80.

The Planning Commission concurred with staff's recommendation.



c. Consideration of interpretation of required parking for Casitas Plaza Shopping Center

The Community Development Director presented his written staff report concerning the parking for the shopping center. Mr. Berry explained that staff is requesting the Planning Commission's determination of the "base-line" parking standard for the shopping center, particularly given the request by Santa Barbara Bank & Trust to expand and the medical office proposal. Mr. Berry explained that several alternatives are available which were all detailed in the staff report.

Mr. Berry also stated that further clarification is requested from the Planning Commission with respect to potential uses, specifically those uses requiring more parking spaces than retail commercial (e.g., offices, etc.). Mr. Berry stated that this would apply to the original shopping center and the new section that has been built on the corner.

Discussion followed concerning the striping of the lot and employee parking.

Motion was made by Commissioner Godfrey and seconded by Commissioner Earle to determine: (1) That 418 parking spaces are required for the Casitas Plaza Shopping Center, including the Santa Barbara Bank & Trust buildings, (2) That non-retail commercial uses shall meet the parking standards as specified in CMC Section 14.54, and (3) That expansion of uses shall meet the parking standards as specified in CMC Section 14.54.

The motion was unanimously approved by voice vote.

Commissioner Robitaille questioned if something could be done about the signing at the one-way exit of the shopping center next to Santa Barbara Bank & Trust. She said she felt there needs to be some type of warning sign before you get beyond the small intersection in the shopping center.

ANNUAL REVIEW OF
CUP'S C-7-80
STEVE MORAN, C-9-80
CARPINTERIA HEAD
START, AND C- 1
SANDCASTLE DAY CARE
SCHOOL, INC.

INTERPRETATION OF
REQUIRED PARKING
FOR CASITAS PLAZA
SHOPPING CENTER

Mr. Berry said that staff and the property owner are aware of problems with the new one-way exit and are looking for possible remedies.

- d. Consideration of a request for a third driveway on property located at the corner of 6th Place and Yucca Lane (APN 3-312-24)

REQUEST BY JOHN FRONTERA FOR A THIRD DRIVEWAY AT 4964 SIXTH PLAC

The Community Development Assistant presented his written staff report on the request. He explained that the applicant is requesting permission to have 3 driveways on his property which is located at the corner of 6th Place and Yucca Lane. The property is zoned PRD-20 and Mr. Frontera is proposing to build two additional units on the property. Because of the size of the lot there are limited locations for the proposed units. In order to maximize the privacy of the units and amount of landscaping, three separate driveways are proposed.

Following a brief discussion motion was made by Commissioner Earle and seconded by Commissioner Godfrey to approve the request by John Frontera for a third driveway at 4964 Sixth Place.

The motion was unanimously approved by voice vote.

REPORTS

The Community Development Director reminded the Planning Commission of the special meeting to be held January 30, 1984 at 7:30 P.M., to discuss the City's water situation. Mr. Berry said this will be a joint meeting of the City Council, Planning Commission, Carpinteria County Water District Board of Directors, and representatives of the County of Santa Barbara and the Regional Coastal Commission.

Mr. Berry requested that if there are any items the Commission would like to have discussed at the meeting please advise staff.

Commissioner Iverson requested that information be available concerning the number of empty lots existing in the downtown area of the City. Mr. Berry requested Commissioner Iverson to define the area to be studied. Commissioner Iverson said he would come by Mr. Berry's office with the defined area.

The City Manager complemented the Commission on their handling of the last regular meeting which was a very large agenda with many people in the audience to speak on the various projects.

Mr. Berry advised the Commission that Mr. Escobar did not come in to submit a plan by the December 16, 1983 deadline and therefore a revocation hearing for his conditional use permit will be scheduled for the February 1984 meeting as directed by the Commission at their November meeting.

ADJOURNMENT

The meeting was adjourned at 8:58 P.M. by Chairwoman Robitaille.

ADJOURNMENT

William R. Spencer
Secretary, Planning Commission

ATTEST:

Carmen V. Robitaille
Chairwoman, Planning Commission

Condition No. 4 was changed to read, "That the applicant (Hugo Carrafa) is hereby held responsible to maintain the site in a clean, neat and orderly fashion at all times. All trash, including but not limited to fruits and vegetables shall be properly disposed of."

Condition No. 6 was changed from eighty (80) square feet to one hundred twenty (120) square feet.

Condition No. 13 was added to read, "That the applicant shall conform to all City, State and local laws."

Motion was made by Commissioner Earle and seconded by Commissioner Aydelotte to approve Temporary Use Permit No. 84-1, Hugo Carrafa, for a fruit and vegetable stand at 5616 Carpinteria Avenue, subject to conditions as amended.

The motion was unanimously approved by voice vote (Robitaille absent).

b. Consideration of a proposed addition to Santa Barbara Bank and Trust, Development Plan No. D-11-83, 5420 Carpinteria Avenue

The City Planner presented his written staff report on the proposed modification. He explained that the bank is proposing to add approximately 500 square feet to their existing building along the easterly side of the building. Mr. Spencer stated that the Zoning Ordinance requires one parking space per 250 square feet of gross floor area for this type of commercial use. Thus, two additional spaces are required.

Mr. Spencer reviewed the action of the Planning Commission at their meeting on January 3, 1984 which established the "base-line" parking requirement for the Casitas Plaza Shopping Center to be 418 parking spaces. This base-line included parking for the Casitas Plaza Shopping Center and Santa Barbara Bank & Trust. Therefore, in order to approve the request the Commission would have to establish the base-line requirement to be 420 parking spaces.

Mr. Spencer reviewed the proposed conditions of approval for the modification.

A brief discussion followed.

Motion was made by Commissioner Earle and seconded by Commissioner Iverson to approve Santa Barbara Bank & Trusts modification request (D-11-83) subject to conditions.

The motion was unanimously approved by voice vote. (Robitaille absent).

Motion was made by Commissioner Earle and seconded by Commissioner Iverson to determine that 420 parking spaces are required for the Casitas Plaza Shopping Center, including the Santa Barbara Bank and Trust buildings.

The motion was unanimously approved by voice vote (Robitaille absent).

D-11-83, SANTA
BARBARA BANK AND
TRUST, 5420
CARPINTERIA AVE.,
MODIFICATION

COMMUNICATIONS RECEIVED FROM THE PUBLIC
REGARDING ALBERTSON PROJECT EXPANSION

CITY COUNCIL MEETING AUGUST 8, 2011

MR. STEVE GOGGIA
SENIOR PLANNER
CITY OF CARPINTERIA
CITY HALL
5775 CARPINTERIA AVENUE
CARPINTERIA, CAL. 93013

AUG 01 2011

5 KINCON POINT LANE
CARPINTERIA
CALIFORNIA CAL 93013
July 27, 2011

RE: ALBERTSON'S SUPERMARKET
1018 CASITAS PASS ROAD
CARPINTERIA, CAL 93013
REMODEL & EXTENSION OF PRESENT STORE

DEAR MR. GOGGIA,

MARY and I HAVE BEEN RESIDENTS OF
CARPINTERIA AT THE ABOVE ADDRESS SINCE OCTOBER
1985.

PRIOR TO 1985 WE LIVED IN MONTECITO SINCE
MARCH 1974.

WE LOVE CARPINTERIA & WHEREVER WE TRAVEL WE
ARE PROUD TO BOAST THAT WE ~~LEAVE~~^{LIVE} IN THE BEST
BEACH SIDE SMALL TOWN IN CALIFORNIA

WE STRONGLY SUPPORT THE ABOVE PROJECT FOR
MANY REASONS BUT THE TWO MOST VIABLE ARE
THAT ITS APPROVAL WILL BE GOOD FOR THE
CITY OF CARPINTERIA AND US CONSUMERS
WE URGE CITY COUNCIL TO APPROVE THE
ABOVE PROJECT WHEN IT COMES UP FOR
THEIR APPROVAL IN AUGUST 2011

THANKS FOR LISTENING

YOURS TRULY

John A. Murphy
Mary T. Murphy

JOHN A. MURPHY
MARY T. MURPHY
805-684-6583