

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD

Richard E. Johnson, Chair
Scott Ellinwood, Vice-Chair
Dylan Chappell
Rachelle Gahan
Jim Reginato



City Council Chambers
5775 Carpinteria Avenue
Carpinteria, CA 93013
Time: 5:30 p.m.
Agenda Posted: 9/6/15

SEPTEMBER 17, 2015

AGENDA

Notice is hereby given that the City of Carpinteria's Architectural Review Board will hold a regular public meeting at 5:30 p.m. on Thursday, September 17, 2015 in the Council Chambers at City Hall in Carpinteria, California.

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. PUBLIC COMMENT**

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

The City is not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

D. PROJECT REVIEW

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 684-5405, ext. 410.

Review Procedure

- a. Disclosure of ex parte communications
- b. Staff presentation
- c. Applicant presentation
- d. Public comment
- e. Review by ARB
- f. Recommendation by ARB

- 1) Applicant: Roger Van Wert for Norman's Nursery, Inc. Planner: Steve Goggia
Project: 14-1733-DP/CDP
Project Location: 4295 Carpinteria Avenue

Hearing on the request of Roger Van Wert, agent for Norman's Nursery, Inc., to consider Project 14-1733-DP/CDP for in progress review of a proposal to demolish an existing private tennis court on an essentially vacant parcel and to construct a two-story, four-unit condominium project. The proposal includes four three-bedroom units of approximately 2,300 square feet each (including garage). The project includes minor grading, drainage improvements, perimeter site walls, new permeable hardscape and new site landscaping. The property is a 13,616 square foot parcel zoned Commercial Planned Development with a Residential Overly (CPD/R) and shown as APN 003-210-030, located at 4295 Carpinteria Avenue.

- 2) Applicant: Dylan Chappell Architects for Michael & Joanna Bock
Project: 15-1789-ARB Planner: Nick Bobroff
Project Location: 560 Concha Loma Drive

Hearing on the request of Dylan Chappell Architects, agent/architect for Michael and Joanna Bock, to consider Project 15-1789-ARB for preliminary review of a proposal to remodel an existing single family residence. The proposal includes converting an existing attached two-car garage into a new master bedroom suite and laundry room, and converting an existing detached accessory structure into a new detached two-car garage. The property is a 0.41 acre parcel zoned Single Family Residential (6-R-1) and shown as APN 003-340-002, located at 560 Concha Loma Drive.

E. OTHER BUSINESS

F. CONSENT CALENDAR

[Action Minutes of the Architectural Review Board meeting held August 27, 2015.](#)

G. MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL

H. MATTERS PRESENTED BY STAFF

I. MATTERS PRESENTED BY BOARDMEMBERS

J. ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING

K. ADJOURNMENT

[NEXT REGULAR ARB MEETING OCTOBER 15, 2015](#)

NOTES: For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Community Development Department by email at lorenae@ci.carpinteria.ca.us or by phone at 684-5405, extension 410 or the California Relay Service at (866) 735-2929. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.