

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: 10/6/16

OCTOBER 13, 2016

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, October 13, 2016 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) 755-4410.

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: Ray Ames for Ian and Suzan Cluderay
Project: 16-1829-ARB
Planner: Nick Bobroff
Project Location: 5643 Fiesta Drive
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Ray Ames, architect for Ian and Suzan Cluderay, to consider Project 16-1829-ARB for final review of a request to construct a new 448 square foot garage and convert the existing 459 square foot garage into a new family room/study. The height of the residence would remain at 14 feet 11 inches. The property is zoned Single Family Residential (6-R-1) and shown as APN 003-351-008, addressed as 5643 Fiesta Drive.

- 2) Applicant: City of Carpinteria Parks and Recreation Dept.
Project Number: 16-1808-DP/CDP
Planner: Nick Bobroff
Project Location: 4855 Fifth Street (APN 004-105-015)
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Matt Roberts on behalf of the City of Carpinteria Parks and Recreation Department to consider Project 16-1808-DP/CDP for final review of the proposed Carpinteria Community Garden Park project. Proposed improvements include but are not limited to, raised planting beds, new site landscaping and hardscape, fencing, lighting, public gathering areas and a new 300 square foot garden center building. The property is a 30,000 square foot parcel zoned Recreation (REC) and shown as APN 004-105-015 located at 4855 Fifth Street, west of City Parking Lot #3 and adjacent to the UPRR railroad right-of-way.

- 3) Applicant: Dylan Chappell, architect for Thom Vernon
Project: 16-1839-CDP
Planner: Nick Bobroff
Project Location: 500 Maple Avenue
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Dylan Chappell, agent/architect for Thom Vernon to consider Project 16-1839-CDP for continued preliminary/final review of a request to complete an exterior remodel of an existing industrial warehouse building. The remodel includes new windows, replacement roll-up doors, new exterior paint and architectural detailing. The property is a 0.69 acre parcel zoned Commercial Planned Development (CPD) and shown as APN 004-105-005, located at 500 Maple Avenue.

- 4) Applicant: Carpinteria Valley Arts Council
Project: 16-1841-DPR/CDP
Planner: Marysol Smith
Project Location: 865 Linden Avenue
Zoning: Central Business (CB) with Visitor-serving Commercial (V) Overlay

Hearing on the request of NMA Architects, agent/architect for the Carpinteria Valley Arts Council, to consider Project 16-1841-DPR/CDP for preliminary review of a proposal for an

interior and exterior remodel to an existing building. The proposed interior remodel includes the addition of a storage room, office space, revised kitchen layout, and a second bathroom. Proposed exterior improvements include removal of the existing frontage features, alterations to the existing window and door arrangement, addition of a metal wrap-around awning, new signage and refinishing and repainting of the façade. There would be no change to the building's square footage or height. The property is a 3,125 square foot parcel zoned Central Business (CB) with a Visitor-serving Commercial Overlay (V) and shown as APN 003-262-009, addressed as 865 Linden Avenue.

- 5) Applicant: Vogue Sign Company for GranVida Senior Living Community
Project: 16-1832-SIGN
Planner: Nick Bobroff
Project Location: 5464 Carpinteria Avenue
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Vogue Sign Company, agent for GranVida, to consider Project 16-1832-SIGN for continued preliminary/final review of a request to install signage for a new senior living community. The proposed project would install one new freeway-facing monument sign along the property's U.S. 101 frontage and a previously permitted ground monument sign along the Carpinteria Avenue frontage. The property is zoned Commercial Planned Development (CPD) and shown as APN 001-070-066, addressed as 5464 Carpinteria Avenue.

APPLICANT HAS REQUESTED A CONTINUANCE TO NOVEMBER 17, 2016

E. OTHER BUSINESS

F. CONSENT CALENDAR

[Action Minutes of the Architectural Review Board meeting held September 15, 2016.](#)

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 ARB MEETING OCTOBER 27, 2016](#)

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 special assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department by email at lorenae@ci.carpinteria.ca.us or by phone at (805) 755-4410. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. 28 `CFR 35.102-35.104 ADA Title II