

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: 11/10/16

NOVEMBER 17, 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, November 17, 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: BBP Architects for M3 Multifamily, LLC](#)
[Project: 13-1650-DP/CDP](#)
[Planner: Nick Bobroff](#)
[Project Location: 4819 Carpinteria Avenue](#)
[Zoning: Central Business \(CB\) with a Visitor-serving Commercial \(V\) Overlay](#)

Hearing on the request of Tracy Burnell, BBP Architects, agent/architect for M3 Multifamily, LLC to consider Case 13-1650-DP/CDP for final review of a proposed commercial mixed-use development on an existing vacant parcel located at the intersection of Carpinteria Avenue and Holly Avenue. The project would include a two-story 8,080 square foot building comprised of 6,488 square feet of commercial space split between two stories, two 562 square foot one-bedroom apartments and two 234 square foot single car garages (for the apartments). The maximum height of the mixed use building would be 29 feet 10 inches to the uppermost parapet wall. A 10-car parking lot for the commercial component of the project would be provided onsite. The property is a 10,000 square foot parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APN 003-253-008, located at 4819 Carpinteria Avenue.

- 2) [Applicant: Jamie B. Myer, AIA for Norman's Nursery, Inc.](#)
[Project: 14-1733-DP/CDP/TPM](#)
[Planner: Steve Goggia](#)
[Project Location: 4295 Carpinteria Avenue](#)
[Zoning: Commercial Planned Development with a Residential Overly \(CPD/R\)](#)

Hearing on the request of Jamie B. Myer, AIA, LEED AP, agent for Norman's Nursery, Inc., to consider Project 14-1733-DP/CDP/TPM for final 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.

- 3) [Applicant: Tony Xiques for Rafael Hernandez](#)
[Project: 16-1835-CUP/CDP](#)
[Planner: Nick Bobroff](#)
[Project Location: 520 Elm Avenue & 4934/36 Fifth Street](#)
[Zoning: Planned Residential Development \(PRD-20\)](#)

Hearing on the request of Tony Xiques, agent/designer for Rafael Hernandez to consider Case 16-1835-CUP/CDP for preliminary review of a proposed comprehensive remodel to the existing single family residence located at 520 Elm Avenue and the duplex apartment located at 4934/36 Fifth Street. Proposed improvements include interior reconfigurations of the three units and exterior upgrades to building fenestration and exterior materials. The property is legal nonconforming with respect to building setbacks, parking and density; the proposed improvements to the residential units require a Conditional Use Permit. The property is a 5,227 square foot parcel zoned Planned Residential Development (PRD-20)

and shown as APN 003-312-017, located at 520 Elm Avenue and 4934/36 Fifth Street.

- 4) [Applicant: Scott Dinovitz, Cravens Lane, LLC](#)
[Project: 16-1840-DP/CDP](#)
[Planner: Nick Bobroff](#)
[Project Location: 1300 Cravens Lane](#)
[Zoning: Planned Unit Development \(PUD\)](#)

Hearing on the request of Scott Dinovitz, Cravens Lane, LLC to consider Case 16-1840-DP/CDP for conceptual review of a proposal to redesign the Green Heron Spring condominium project previously approved by the City Council in November 2007. The proposed project would dismantle an existing residence, barn and storage shed, remodel one residence and construct 30 new residential units. The contemplated redesign would make adjustments to the previously approved site plan/building locations, building floor plans, bedroom counts for selected units and building architecture/elevations. The property is a 3.87-acre site zoned Planned Unit Development (PUD) and shown as APN 004-013-026, located at 1300 Cravens Lane.

E. OTHER BUSINESS

F. CONSENT CALENDAR

[Action Minutes of the Architectural Review Board meeting held October 27, 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 REGULAR ARB MEETING DECEMBER 15, 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