

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: 12/8/16

DECEMBER 15, 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, December 15, 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: Shawn Godkin for Sarah Dandona, Omni Catering](#)
[Planner: Nick Bobroff](#)
[Project: 16-1837-DP/CDP](#)
[Project Location: 4835 Carpinteria Avenue](#)
[Zoning: Central Business \(CB\) with Visitor-serving Commercial \(V\) Overlay](#)

Request of Shawn Godkin, agent for Sarah Dandona, Omni Catering, to consider Project 16-1837-DP/CDP for preliminary review of a request to permanently locate three storage containers totaling 560 square feet in the rear interior corner of the subject property and construct a fenced and landscaped enclosure around said containers. The project would also permit as-built fences and pedestrian gates on the project's Carpinteria Avenue and Holly Avenue frontages. The property is a 16,434 square foot parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APN 003-253-001 addressed as 4835 Carpinteria Avenue.

- 2) [Applicant: Nikhil Kamat, NKlosures, Inc. for RAM Hotels](#)
[Project: 16-1822-DP/CDP](#)
[Planner: Nick Bobroff](#)
[Project Location: 4110 Via Real](#)
[Zoning: Commercial Planned Development with a Residential Overlay \(CPD/R\)](#)

Request of Nikhil Kamat, NKlosures, Inc, agent/architect for RAM Hotels, to consider Project 16-1822-DP/CDP for preliminary review of a request to demolish the existing church and all associated improvements and construct a new two-story 110-guestroom hotel. The new hotel would have a total floor area of 55,465 square feet and reach a maximum height of 30 feet from finished grade. The project would include a new 117-space parking lot, site landscaping, and stormwater/drainage and frontage improvements. The property is a 2.62-acre parcel zoned Commercial Planned Development with a Residential Overlay (CPD/R) and shown as APN 004-017-022 addressed as 4110 Via Real.

E. OTHER BUSINESS

F. CONSENT CALENDAR

[Action Minutes of the Architectural Review Board meeting held November 17, 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 JANUARY 12, 2017

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