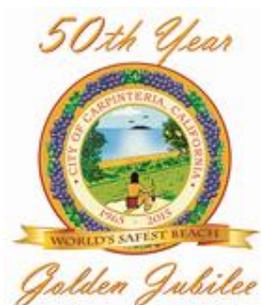


CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD

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: 8/20/15

AUGUST 27, 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, August 27, 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: Steadfast Development Holdings, Inc. Planner: Steve Goggia
Project Number: 15-1752-CUP/CDP
Project Location: 5464 Carpinteria Avenue
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Ken Marshall, agent for Steadfast Assisted Living of Carpinteria, to consider Project 15-1752-CUP/CDP for Final review of a proposal to convert a 51,539 square foot two-story office building into a 76-bed licensed Residential Care Facility for the Elderly. A porte cochere will be added, reducing the number of parking stalls from 187 to 176. The proposal also includes a new trellis and minor roof, window, door and landscape changes. The property is a 4.1-acre parcel zoned Commercial Planned Development (CPD) and shown as APN: 001-070-066, located at 5464 Carpinteria Avenue.

- 2) Applicant: Larry & Donna Charpied Planner: Nick Bobroff
Project Number: 15-1753-ARB
Project Location: 496 Concha Loma Drive
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Dennis Story, agent for Larry and Donna Charpied to consider Case No. 15-1753-ARB for continued preliminary review of a request to construct a rooftop deck on an existing one story single family residence. The property is an 8,712 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-381-001 located at 496 Concha Loma Drive.

E. OTHER BUSINESS

F. CONSENT CALENDAR

Action Minutes of the Architectural Review Board meeting held [July 16, 2015](#) and [July 30, 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 SEPTEMBER 17, 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.