



## Architectural Review Board Meeting Agenda

**Thursday, September 25, 2025 at 5:30 p.m.**

City of Carpinteria, Council Chamber  
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting and Virtual Participation Options

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### **Attendance:**

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings>) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live)
- Call 669-900-9128 (and enter Webinar ID 847 8623 3577) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by [CLICKING HERE](#). Alternatively, you can join the Zoom webinar by logging on to [zoom.us](https://zoom.us), downloading the application, selecting "Join Meeting", and entering Webinar ID 847 8623 3577.

### **Public Comments:**

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to the Architectural Review Board by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to [PublicComment@carpinteriaca.gov](mailto:PublicComment@carpinteriaca.gov), or (2) the **eComment** link on the City's agenda website (<https://carpinteriaca.gov/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

### **Architectural Review Boardmembers:**

Amy Blakemore  
Richard E. Johnson  
Richard Little  
Patrick O'Connor  
Lisa Woolf

### **CALL TO ORDER**

### **ROLL CALL**

### **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.

### **PROJECT REVIEW**

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

#### **Review Procedure:**

- Disclosure of ex parte communications
- Staff presentation
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Project: Dempwolf Fence & Gates, Project 25-2355-FENCE/ARB  
Address: 954 Concha Loma Drive  
Applicant: Tom Brown, contractor, for Karl and Diana Dempwolf  
Planner: Syndi Souter

Request of Tom Brown, TBrownBuilder, LLC, contractor, for Karl and Diana Dempwolf, to consider Project 25-2355-FENCE/ARB for preliminary review of a proposal to construct a 6-foot tall “as-built” fence with gates along the street frontage of the property for a distance of approximately 75 linear feet. The site is 8,276 square feet in size and is zoned Single-Family Residential (6-R-1) shown as APN 003-292-018, addressed as 954 Concha Loma Drive.

## **OTHER BUSINESS**

## **CONSENT CALENDAR**

## **MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL**

## **MATTERS PRESENTED BY STAFF**

## **MATTERS PRESENTED BY BOARDMEMBERS**

## **ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING**

## **ADJOURNMENT**

**The next regular Architectural Review Board meeting will be held on Thursday, October 16, 2025.**

## **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 Lorena Esparza in the Community Development Department at (805) 755-4410 ([LorenaE@carpinteriaca.gov](mailto:LorenaE@carpinteriaca.gov)) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, September 18, 2025 in the Community Development Department, on the City Hall Public Notices Board, and on the City Website.



**CITY OF CARPINTERIA  
ARCHITECTURAL REVIEW BOARD  
Meeting of September 25, 2025**

*Agenda Item #1*

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**COMMUNITY DEVELOPMENT DEPARTMENT  
PROJECT REVIEW**

**Project:** 25-2355-FENCE/ARB  
**Address:** 954 Concha Loma Drive  
**APN:** 003-292-018  
**Zoning:** Single Family Residential (6-R-1)  
**Applicant:** Karl and Diana Dempwolf

**Planner:** Syndi Souter

**Project Review:**    ☐ Conceptual  
                              ☒ Preliminary  
                              ☐ Final

**PROJECT DESCRIPTION**

This is the preliminary review of a request for approval of a six-foot-tall “as-built” fence with gates along the street frontage of the property for a distance of approximately 75 linear feet. The fence would be located within the in the front yard setback, with a slider gate across the driveway and a separate pedestrian gate on the western side of the property. No new landscaping is proposed as part of the project.

The plan and photographs are included in Attachment A.

**PROJECT SETTING**

The project site is located at 954 Concha Loma Drive just east of the intersection with Arbol Verde Street. The 8,276 square-foot lot is presently developed with a 1,428 square-foot single-story single-family dwelling with an attached 492 square-foot garage. The original residence was constructed in 1958 under Building Permit #2864. Historically, a three-foot-tall split rail fence was located across the front of the property. In May 2025, the City received a complaint about the construction of a new six-foot-tall solid wood fence with gates along the street frontage of the site. Upon review of the complaint, staff determined that approval of a fence permit would be necessary in order for the new fence and gates to remain.

The project site is in the Concha Loma Neighborhood (Community Design subarea 5), which is a residential neighborhood composed of single- and multi-family dwellings. The subject property is surrounded by apartments to the east, a commercial office building to the north, and single-family residences on the south and west sides.

The site is zoned Single Family Residential District (6-R-1) and has a Low Density Residential (LDR) land use designation. The subject property is not located within any Overlay districts.

## PROJECT ANALYSIS

### **Carpinteria Municipal Code**

An analysis of the project's conformance with applicable requirements of Title 14, Zoning, of the Carpinteria Municipal Code (CMC) is provided below.

#### *Fences, walls, and landscape plantings, CMC §14.50.050*

In single-family zone districts, fences are exempt from permits if they are three-feet-or-less in height located in the front yard setback (typically the front 20-feet of a lot) and six-feet-or-less in height located in the side or rear setbacks (CMC §14.50.050.1). Fences that exceed the exempted heights are subject to approval by the Community Development Director, and the Architectural Review Board upon referral, if the findings specified in CMC §14.50.050.2 can be made:

- a. That the design and materials of the proposed fence is compatible with adjacent property fences and the surrounding neighborhood; and*
- b. That the proposed fence shall not impede vision or create a hazardous condition for motor vehicles, bicyclists or pedestrians.*

Most of the properties in the vicinity have open, unfenced front yards. The exception is the property immediately west of the project site at the corner of Arbol Verde Street and Concha Loma Avenue, for which the Planning Commission approved four-foot-tall gates with six-to-eight-foot-tall hedges in 2017. Historically, this property has maintained a three-foot-tall split rail fence with bushes planted in front along the street frontage. The proposed "as-built" six-foot tall solid fence and gates would be a departure from the neighborhood norm and could pose a hazard for passing pedestrians and/or bicyclists during vehicular ingress and egress to the project site.

**The Board should provide input on the appropriateness of the proposed fencing as it relates to neighborhood compatibility and public safety.**

### **Design Review**

The project entails new "as-built" fencing and gates along the street frontage of the property. The fence/gates would be six-feet in height and would run approximately 75 linear feet across the front of the property. The fence would be constructed of horizontal tongue-and-groove redwood planks in a steel frame with steel 4x4 posts. A matching 15-foot-wide slider gate would be constructed across the driveway, with an adjacent pedestrian gate. An existing six-foot-tall solid redwood fence with vertical planks would remain along the eastern side property line. The "as-built" fence and gates would be painted a light olive-green color to match the existing fencing.

**The Board's comments on the proposed fence and gate materials, design, and detailing would be appreciated.**

### **General Plan/Coastal Plan Neighborhood Policies**

The project site has a General Plan/Local Coastal Plan designation of Low Density Residential (LDR). The City's Community Design Element of the General Plan contains both general overarching policies and specific subarea policies. The project site is in Design Subarea 5 (Concha Loma Neighborhood), which also has specific Residential Design Guidelines.

#### **Community Design Element- Citywide Objectives & Policies**

**Objective CD-5:** *The streets of neighborhood interiors should be designed to be the “living rooms” of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

**Policy CD-5c:** *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

The proposed “as-built” fence and gates would be located adjacent to the street frontage, approximately four- to six-feet back from the property line/edge of pavement. The proposed six-foot height of the fencing would exceed the exempted height of three-feet within the front setback area, which is considered to be an acceptable height for vision clearance along driveways. The fence in the front yard setback could be lowered for safer driveway ingress and egress given the high level of pedestrian and bicycle activity in the area.

**Objective CD-10:** *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas which maintain and enhance the quality of Carpinteria's streetscape.*

As discussed previously, most of the properties in the immediate vicinity have open front yards with landscaping along the street frontages. The proposed “as-built” solid fence and gates would create the feeling of a barrier between the street and residence, which would not be an enhancement to the streetscape.

#### **Community Design Element- Subarea 5 Objectives & Policies**

**Objective CDS5-1:** *Preserve and strengthen the visual and physical connections between the subarea, the beach, the downtown and other neighborhoods and districts in the city.*

**Objective CDS5-2:** *Preserve the existing residential neighborhoods and their unique characteristics, and ensure that new development enhances the neighborhood character.*

**Objective CDS5-3:** *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city's “small beach town” image.*

The proposed project includes solid wood fencing at the street and within the front yard setback. A lower, more open fence design in this location would be more consistent with the above Objectives for the neighborhood and pedestrian character of the street.

#### Subarea 5 Residential Design Guidelines

**DG 17:** *The semi-rural charm of the neighborhood should be preserved.*

**DG 18:** *Frontage elements should not interfere with the visibility of the property from the street.*

**DG 22:** *Open fences, including split rail and picket types, are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.*

**DG 23:** *Fences in the front yard should be constructed of decorative materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided.*

**DG 24:** *Fences should be set back a minimum of two feet from the back of sidewalk or property line to allow for planting between the right-of-way and the fence.*

As described above, the proposed “as-built” fencing in the front yard is a six-foot-tall solid fence with gates. The fencing would block views of the residence from the street, and could interfere with safety during driveway ingress/egress. The fence would be set back approximately four-to six-feet from the front property line, and the existing bushes would remain in front of the fence along the street. The fence could be lowered and constructed with a more open design to be more consistent with these design guidelines.

**The Board should comment on the height, design, and location of the fence.**

#### **SUMMARY OF ISSUES**

- Design and materials for the fencing and gates;
- Height of fencing and gates; and
- Location of fencing in front yard setback;

#### **RECOMMENDATION**

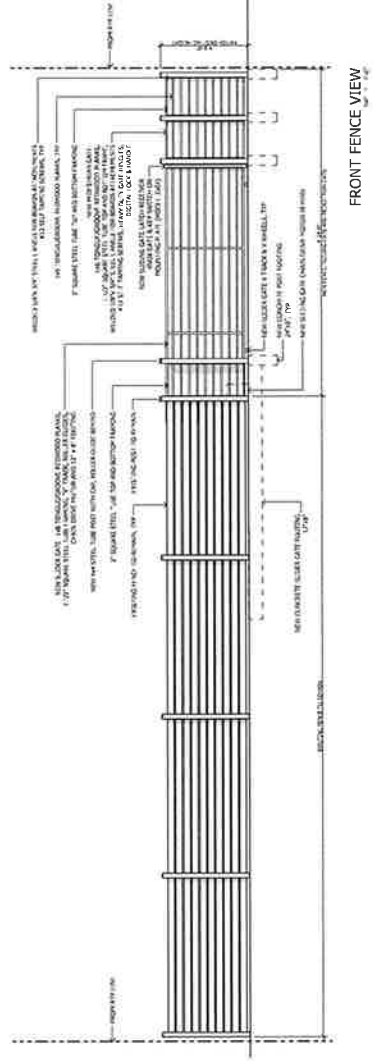
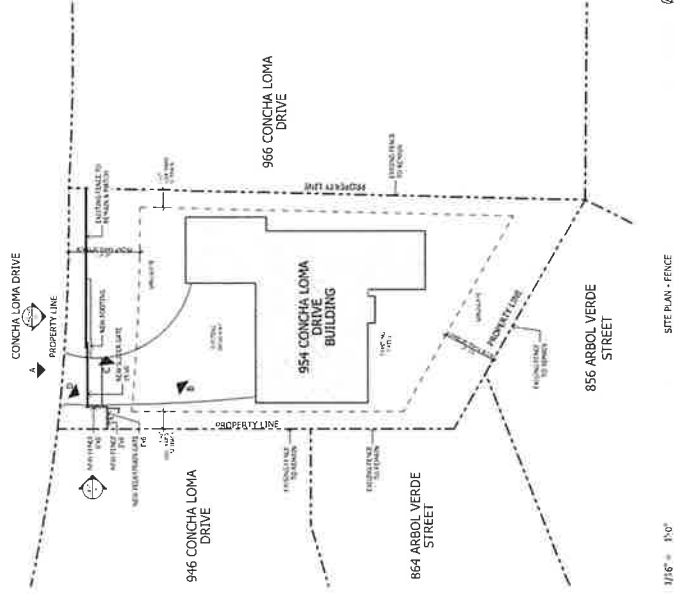
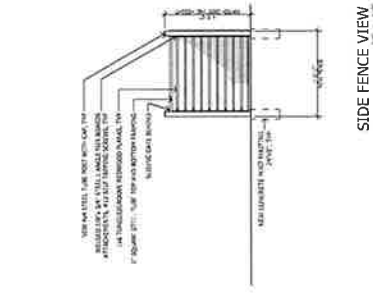
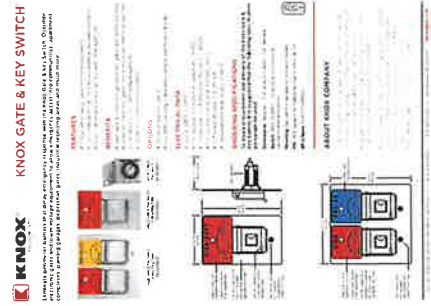
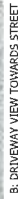
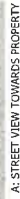
The Board should receive public testimony and provide comments to the applicant and staff. If the Board finds the proposed project consistent with the applicable design criteria, the Board may recommend preliminary, or if warranted, final approval to the Community Development Director.

#### **ATTACHMENTS**

Attachment A- Preliminary Plan and Photographs

Attachment A  
Preliminary Plan and Photographs

Dempwolf Fence & Gates  
Project 25-2355-FENCE/ARB  
Preliminary ARB Review  
October 16, 2025



**GENERAL CONTRACTOR**  
TROWBUILDER, LLC  
10000 W. 10TH AVE., SUITE 100  
600 ARDEN, PERDIE ST.  
CARPENTERS, CA 90713  
TEL: 310.441.1111  
TROWBUILDER@GMAIL.COM

**CONTACT INFO**  
**OWNERS**  
KARL AND DIANA SCHWARTZ  
10000 W. 10TH AVE., SUITE 100  
CARPENTERS, CA 90713  
K 310.441.1226  
F 310.441.1111

**DESIGNER OF RECORD**  
SLOAN, GATE, AND FENCE  
PROPERTY INFORMATION  
000-392, 018 ACRES  
6-5-1 ZONE  
MAY 19, 2014

**FRONT YARD NEW PROPOSED PERISTYLE GATE, SIDING GATE, AND FENCE  
MATCH EXISTING FENCE HEIGHT, COLOR, AND LOCATION**

**FRAMING**

3 FEET FIXED PANEL (L QTY), 3 FEET PNEUMATIC GATE (L QTY), 3 FEET PNEUMATIC GATE (R QTY), MATCH EXISTING FENCE HEIGHT, 28 FEET SLIDING GATE (L QTY), MATCH EXISTING FENCE HEIGHT, 28 FEET SLIDING GATE (R QTY)

**STYLE**

MATCH EXISTING FENCE; HORIZONTAL WOOD PLANS

**COLORS**

MATCH EXISTING FENCE PAINT; LIGHT OLIVE GREEN, SEE PHOTO

**MATERIALS**

1x6 TONGUE AND GROOVE REDWOOD PLANS  
4x4 STEEL TUBES FOR POSTS  
1/2"x2" STEEL L-ANGE FOR TOPMATS ATTACH TO RAILS  
1/2"x2" STEEL L-ANGE FOR BOTTOMS ATTACH TO RAILS  
1/2"x2" STEEL L-ANGE FOR TOPMATS ATTACH TO RAILS  
SLIDING GATE, 1/2" V-BACK, 3 WHEELS WITH 1/2" X 3/4" FOOTING  
ROLLER GUIDES & CHAIN DRIVE MOTOR  
KNOB GATE & KEY SWITCH ON NEW DUTY GATE HINGLES

REVISION

FENCE - SITE PLAN,  
ELEVATIONS & PHOTOS

MAY 22 2021A1