



City of Carpinteria
Architectural Review Board Agenda
Thursday, July 16, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013

5:30 PM Regular Meeting
In-Person and Virtual Participation Options

Attendance/Viewing Options:

- 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/>).
- 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.
- [Join the City's Zoom webinar by clicking here.](#) Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 847 8623 3577.

How to Provide Public Comments

- Provide a live public comment 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.
- 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. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to 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, or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left-hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Architectural Review Board Members

Amy Blakemore
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: Monte Vista Dog Park, Project 26-2378-DP/CDP/ARB
Address: Monte Vista Park, Bailard Avenue
Applicant: Jeanette Gant, Director, City of Carpinteria Parks, Recreation & Community Services Department
Planner: Megan Musolf

Request of the City of Carpinteria Parks, Recreation, and Community Services Department to consider Project 26-2378-DP/CDP/ARB for preliminary review of a proposal to construct a 15,044 square foot off-leash dog park in the southeastern portion of Monte Vista Park, consisting of black aluminum fencing forming two separate areas for small and large dogs and an off-leash transition entry space. New landscaping would be installed along the southern fence lines of the dog park. All existing trees would be protected in place. The project would replace the existing temporary dog park; the temporary fencing is proposed to remain until the start of construction of the permanent dog park facility. The property is 3.97 acres in size, is zoned Recreation (REC), and is shown as APN 001-080-038.

2. Project: Grokenberger Residence Remodel & Addition, Project 26-2381-CDP/ARB
Address: 5398 El Carro Lane
Applicant: Paige Mascari, Becker Studios, agent, for Nell and Billy Grokenberger
Planner: Syndi Souter

Request of Paige Mascari, Becker Studios, agent, for Nell and Billy Grokenberger, to consider Project 26-2381-CDP/ARB for preliminary review of a proposal to construct a 475 square-foot addition to the existing 1,816 square-foot single-family residence, for a resultant size of 2,291 square-feet with a maximum height of 16 feet. The project includes a comprehensive remodel to the interior and exterior of the residence, and demolition of an unpermitted 168 square-foot covered patio on the side of the residence. The property is a 7,870 square foot parcel zoned Single-Family Residential (8-R-1) shown as APN 001-262-003, addressed as 5398 El Carro Lane.

Other Business

Consent Calendar

Items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the Architectural Review Board. If you wish to speak on a consent calendar item, please do so during the public comment period provided at the beginning of this item.

3. Approve the minutes of the meetings held January 29, February 12, and March 12, 2026.

Matters Referred by the Planning Commission / City Council

Matters Presented by Staff

Matters Presented by Boardmembers

Attendance of Boardmembers for the Next Meeting

Adjournment

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) 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 July 9, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City Website.