



**City of Carpinteria**  
**Architectural Review Board Agenda**  
**Thursday, August 27, 2026**  
**Council Chamber, 5775 Carpinteria Avenue,**  
**Carpinteria, CA 93013**

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**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](http://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](mailto: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  
Jojo Fantone  
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: Zuvella Lot Split & New Residence Concept, Project 26-2399-CON  
Address: 5533 Callejon Drive  
Applicant: Kyle Zuvella, property owner  
Planner: Syndi Souter

Request of Kyle Zuvella, property owner, to consider Project 26-2399 for conceptual review of a proposal to: 1.) divide the existing 19,098 square-foot lot into a 12,097 square-foot lot and a 7,001 square-foot lot; 2.) remodel the exterior and interior of the existing 4,133 square-foot two-story single-family residence; and 3.) construct a new 2,800 square-foot two-story residence on the proposed 7,001 square-foot lot. The property is zoned Single-Family Residential (6-R-1) shown as APN 003-340-003, addressed as 5533 Callejon Drive.

## **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.

2. Approve the minutes of the meetings held February 12, 2026, and July 16, 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](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 August 20, 2026 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 August 27, 2026**

*Agenda Item #1*

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**COMMUNITY DEVELOPMENT DEPARTMENT  
PROJECT REVIEW**

**Project:** 26-2399-CON  
**Address:** 5533 Callejon Drive  
**APN:** 003-340-003  
**Zoning:** Single Family Residential (6-R-1)  
**Applicant:** Kyle Zuvella

**Planner:** Syndi Souter

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

**PROJECT DESCRIPTION**

This is a conceptual review of a proposal to: 1.) divide the existing 19,098 square-foot lot into a 12,097 square-foot lot and a 7,001 square-foot lot; 2.) a comprehensive exterior and interior remodel of the existing 4,133 square-foot two-story single-family residence; and 3.) construct a new 2,800 square-foot two-story residence on the proposed 7,001 square-foot lot.

Proposed conceptual plans are attached as Exhibit A.

**PROJECT SETTING**

The project site is a 19,098 square-foot (0.44-acre) parcel located at 5533 Callejon Drive in the Concha Loma Subdivision. The property is surrounded by single-family residences, of which the majority are single-story. The lots along Callejon Drive and to the north, east, and west of the site are larger, irregularly-shaped lots that range in size from 0.27 acres to 0.86 acres. The lots south of the project site are smaller, more typical rectangular tract lots. The topography of the parcel slopes down from Callejon Drive approximately 11 feet between the street and the rear property line.

The property is currently developed with a two-story single-family residence that was constructed in 1955. From the street, the residence appears to be single-story, as the second level is a basement built into the hillside below the first floor. There is no interior access between the two levels of the residence. In 1970, a swimming pool was constructed in the southwest corner of the rear yard. The site has an asphalt "circle driveway" that covers most of the front yard. Several trees, including citrus and avocado, are scattered over the balance of the property.

The project site is located in the Concha Loma Neighborhood (Community Design Subarea 5), which is a residential neighborhood composed of primarily single-family dwellings. The site is

zoned Single Family Residential (6-R-1) and has a Low Density Residential (LDR) land use designation. The project is not subject to any overlay districts.

The project site is also located in an area known to contain sensitive cultural resources. Additional site-specific investigation would be required to determine the presence and/or significance of any onsite cultural resources that could potentially be impacted by any proposed development. Depending upon the presence of any sensitive cultural resources onsite, project revisions and/or mitigation measures may be required.

## PROJECT ANALYSIS

### Carpinteria Municipal Code

An analysis of the project's conformance with applicable requirements of Title 14 (Zoning) and Title 16 (Subdivisions) of the Carpinteria Municipal Code (CMC) is provided below. Permissible uses in the Single Family Residential (6-R-1) zone district, CMC §14.12, includes single-family dwellings. The analysis is provided separately for each proposed lot:

#### Parcel A

| Standard                        | Requirement/Allowance                                                                      | Proposal                                                                               |
|---------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Setbacks                        |                                                                                            |                                                                                        |
| Front<br>(North/Callejon Drive) | 50 feet from centerline of street or 20 feet from the property line, whichever is greater. | Existing residence: 40 feet from the centerline and 20.17 feet from the property line* |
| Side<br>(East)                  | 10% of lot width (9.25 feet)                                                               | Existing residence: 10 feet                                                            |
| Side<br>(West)                  | 10% of lot width (9.25 feet)                                                               | Existing residence: 17.17 feet                                                         |
| Rear<br>(South)                 | 15 feet                                                                                    | Existing residence: 61 feet                                                            |
| Height                          | 30 feet max.                                                                               | 22 feet max.                                                                           |
| Building Coverage               | 35% max.<br>(4,233 square feet)                                                            | Existing residence: 19% (2,300 square feet)                                            |
| Floor Area Ratio                | 40% max.<br>(4,838 square feet)                                                            | Existing residence: 34.2% (4,133 square feet)                                          |
| Density                         | 1 single family residence per legal lot                                                    | 1 single family residence                                                              |
| Parking                         | 2 spaces provided in a garage                                                              | 2 spaces in a garage                                                                   |
| Lot Area                        | 7,000 square feet minimum                                                                  | 12,097 square feet                                                                     |
| Lot Width                       | 65-foot average width minimum                                                              | ~92.5 feet                                                                             |
| Lot Depth                       | 100-feet, except one side may be less if it terminates at a cul-de-sac turn-around curve.  | East: 138.25 feet<br>West: ~107 feet                                                   |

\*See the Legal Nonconforming Structures discussion below.

### Parcel B

| Standard                        | Requirement/Allowance                                                                      | Proposal                                                                           |
|---------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Setbacks                        |                                                                                            |                                                                                    |
| Front<br>(North/Callejon Drive) | 50 feet from centerline of street or 20 feet from the property line, whichever is greater. | Proposed residence: 52 feet from the centerline and 20 feet from the property line |
| Side<br>(East)                  | 10% of lot width (5.9 to 11.8 feet)                                                        | Proposed residence: 6.5 feet                                                       |
| Side<br>(West)                  | 10% of lot width (5.9 to 11.8 feet)                                                        | Proposed residence: 16 feet                                                        |
| Rear<br>(South)                 | 15 feet                                                                                    | Proposed residence: 15 feet                                                        |
| Height                          | 30 feet max.                                                                               | 24.5 feet max.                                                                     |
| Building Coverage               | 35% max.<br>(2,450 square feet)                                                            | Proposed residence: 23.5% (1,646 square feet)                                      |
| Floor Area Ratio                | 40% max.<br>(2,800 square feet)                                                            | Proposed residence: 40% (2,800 square feet)                                        |
| Density                         | 1 single family residence per legal lot                                                    | 1 single family residence                                                          |
| Parking                         | 2 spaces provided in a garage                                                              | 2 spaces in a garage                                                               |
| Lot Area                        | 7,000 square feet minimum                                                                  | 7,001 square feet                                                                  |
| Lot Width                       | 65-feet average width minimum                                                              | ~88.5 feet                                                                         |
| Lot Depth                       | 100-feet, except one side may be less if it terminates at a cul-de-sac turn-around curve.  | East: ~107 feet<br>West: 73.71 feet at cul-de-sac turn-around curve                |

### Legal Nonconforming Structures

Carpinteria Municipal Code (CMC) §14.82.060- Nonconformance as to yards or height, states, “*if a building or structure is conforming as to use but nonconforming as to yards or height, said building or structure may be permitted by the planning commission to be enlarged, extended, moved or structurally altered; provided, that any addition or enlargement complies with the yard and height requirements of the district in which such building or structure is located; provided further, that no living quarters may be extended into an accessory building located in the front, side or rear yards by such addition or enlargement.*”

The front portion of the existing residence is located within the 50-foot front yard setback from the centerline of the street, which renders that portion of the structure legal nonconforming. At this conceptual level, the proposed project appears to comply with CMC §14.82.060 since the portions of the existing residence that lie within the setbacks may be replaced or structurally altered, but not expanded or enlarged. In the event that the proposed remodel triggers structural alterations to, or replacement of, the nonconforming portions of the residence, a Conditional Use Permit subject to review and approval by the Planning Commission would be required for the project.

## **Design Review**

### **Lot Split**

The 19,098 square-foot, or 0.44-acre, property is one of the larger-sized parcels in the Cocha Loma Neighborhood. The property is currently developed with a single-family residence and a swimming pool on the eastern portion of the property. The western portion of the property is undeveloped. The proposed lot split would divide the property into two lots. The existing development would be contained on a 12,097 square-foot lot (Parcel A). A new vacant lot would be created from the remaining 7,001 square feet of the property (Parcel B). Both of the proposed lots meet the 7,000 square-foot minimum parcel size, average width, and lot depth requirements for a new residential lot.

### **Existing Residence on Parcel A**

The concept proposal includes plans for a comprehensive remodel to the interior and exterior of the existing two-story single-family residence. The main floor of the residence lies at street level, and the structure presents as a single-story home with a maximum height of 13-feet from the public street view. The second level of the residence is a basement nestled into the hillside that daylights at grade in the back yard. The contemplated exterior alterations would add Tudor/Storybook Cottage elements to the residence with a new high-pitched open gable roof over the front entry, a white brick or stone veneer on the body, steel windows, a synthetic cedar shake roof, copper gutters, and natural wood doors. At this conceptual level, new landscaping and hardscape plans have not been developed.

**The Board should comment on the architectural style of the concepted exterior alterations.**

### **Proposed Residence on Parcel B**

Conceptual plans for a new 2,800 square-foot two-story single-family dwelling on the proposed new 7,001 square foot are part of this concept proposal. Similar to the existing residence, the concepted new residence would be constructed with the second level built partially into the hillside below the first level. The garage and main living spaces would be on the first level, and the bedrooms would be located below on the second level. The finished floor of the first level would be raised approximately three-feet above the street elevation, and the structure would have a height of 17.67-feet on the street (north) elevation. On the west side, the proposed residence would have a height ranging from 17.67-feet to 24.5-feet. On the east side the rear (south) elevation, the proposed residence would present as a full two-story residence with a maximum height of 24.5-feet. A new driveway would be constructed from Callejon Drive for access to the garage. The contemplated new residence would result in a building coverage of 23.5% and a floor area ratio of 40% on the proposed new 7,001 square-foot lot.

The architecture of the conceptual residence would be Tudor/Storybook Cottage style to be similar to the renovations proposed for the existing residence. The front and side elevations would include open-gable rolled roofs. The exterior would be dark brown vertical board-and-baton siding with

brick accents on the front planters and fireplace. The roof would be synthetic cedar shake with copper gutters. Wooden doors and windows with multiple muntins and lites are proposed throughout. The front elevation would include an arched front door and a bay window with a copper roof. Native landscaping is referenced on the concept imagery, but a concept landscaping and hardscape plan has not yet been provided.

**The Board should comment on the architectural style, height, and massing of the concepted residence.**

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

The City's Community Design Element of the General Plan/Coastal Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 5 ("Concha Loma Neighborhood"). Residential design guidelines have also been developed and adopted by the City Council for this neighborhood. A summary and analysis of key Community Design Element policies and neighborhood design guidelines that are relevant to this project are provided below.

#### **Citywide Community Design Objectives and Policies**

**Objective CD-1:** *The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

**Objective CD-2:** *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the City.*

The neighborhood contains a variety of homes of different ages and styles, but the general architectural themes are typically ranch or cottage styles. The Tudor/Storybook style of architecture for the proposed exterior renovations to the existing residence and the concepted new residence would align with the typical architecture found in the neighborhood. The contemplated two-story design of the proposed residence would be similar to the existing residence on the property, but a departure from the typical single-story homes in the vicinity.

**Objective CD-3:** *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Intermittent mountain and ocean views are available from Callejon in this area. The concepted residence on the proposed new lot would alter public views over this parcel, but would not impact the existing public view corridors any more than other developed properties in the area.

**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-5a:** *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

**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.*

**Policy CD-5d:** *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

The conceptualized project would result in both main entrances facing the street. A new roof over the front porch of the existing residence would be added to enhance the entry. The proposed residence would have a staircase leading up to an arched door to formalize the front entry. In the event that the project moves forward with a formal application submittal, a landscaping and hardscape plan should be developed that would eliminate the asphalt paving in the front yard and enhance the street frontage. Generally, the proposed architectural style would fit in the neighborhood, but the scale of the proposed new two-story residence would be a contrast to other nearby homes.

#### Subarea 5 Objectives and Policies

**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.*

As mentioned previously, the contemplated architectural style would be similar to the existing ranch and cottage styles found in the neighborhood. However, the two-story mass of the conceived new residence would be a departure from the typical development pattern in the vicinity. Also, two-story development, while allowed in this neighborhood by the City, continues to be controversial. On recent past projects, significant effort has been put into trying to minimize the visual prominence of new two-story construction through careful placement, massing, and use of split-level plans and topography, in an effort to preserve the largely single-story character of the neighborhood. The current proposal locates the second-floor mass below the main level, ostensibly to preserve views over other parts of the property, however the massing and height on the east and rear sides result in a visually very prominent solid two-story mass.

**Implementation Policy 53:** *The existing pattern of setbacks should be preserved. Additions to existing houses, or new houses, should match the front yard setbacks of the houses on adjacent lots, or the "stringline" between them in the case of differing setbacks.*

**Implementation Policy 54:** *The existing one-story scale of buildings in the subarea should be preserved. Second floors, where permitted by zoning, should be set back from the first-floor facade with extensions of one-story roof elements, or other suitable architectural elements that reinforce the one-story scale of the facade.*

The conceptual residence would be set back 20-feet from the street, which follows the pattern of other residences along the street. However, although the second story is partly nestled into the hillside below the main level, the upper and lower levels are stacked rather than stepped back. Other two-story homes elsewhere in the Concha Loma Neighborhood have the second-story set back towards the center or rear of the residence, and often more “nested” into the structure. The design of the conceptual residence would cause a looming presence on the east and rear/south elevations, and could impact privacy with adjacent neighbors.

### **Concha Loma Neighborhood Residential Design Guidelines**

**DG 5:** *As properties are remodeled, efforts should be made to remove landscaping, fences and other structures from the right-of-way to allow for on-street parking and safe pedestrian access.*

**DG 6:** *Entrances should be oriented toward the street through the use of porches, walkways, and forward-facing front doors. Hedges and structures in front yards should be low in height and adequately set back to allow visibility of homes from the street. Front yard outdoor living spaces are encouraged.*

**DG 7:** *Where unique or varied architectural styles are proposed, design review should ensure compatibility with the neighborhood. Variation in architecture is not discouraged in the Concha Loma Neighborhood, but should be compatible with the established mass and scale.*

**DG 8:** *The size, scale and form of buildings, and their placement on a parcel, should be sensitive to the scale and character of the predominantly one-story character of the Concha Loma neighborhood.*

**DG 9:** *Existing one-story buildings should be preserved. Where second floors are proposed, they should be set back from the first-floor façade and should include extensions of one-story roof elements or other suitable architectural elements that reinforce the one-story scale of the façade. Architectural components should feature articulated roof and wall planes as appropriate.*

**DG 10:** *Lots over 10,000 square feet in size should use larger side and rear setbacks than the minimum required distances.*

As mentioned above, the massing and height of the conceptual residence would be out of character with most of the other homes in the immediate area. The proposal could be massaged to have split levels to better integrate into the topography to become more compatible with the other existing homes in the neighborhood. The Tudor/Storybook Cottage architectural style chosen for both residences appears to be compatible with the mix of styles in the neighborhood. Should the proposal move forward with a formal submittal, the applicant should consider removing the brick wall and extensive asphalt paving along the street frontage and replacing it with landscaping and pathways to the entrances. The existing residence would be set back 17.17-feet and 10-feet from the sides, and 61-feet from the rear property lines of the proposed 12,097 square-foot lot, so it would comply with DG 10.

**DG 11:** *Windows and doors should be consistent in design with the theme of a house and when appropriate should draw from elements in the existing neighborhood.*

**DG 12:** *The use of bay windows, dormers, balconies, covered porches and other decorative elements providing building articulation is encouraged when appropriate to the architecture, particularly when these elements are oriented toward a public street or break up a façade of more than 20 feet.*

The concepted exterior alterations to the existing residence and proposed new residence include fenestration with multiple lites and bay windows that are consistent with the Tudor/Storybook Cottage style. The proposed windows on the side and rear elevations of the concepted new residence should have raised sills to avoid direct privacy conflicts with neighbors.

**DG 13:** *Muted or earth tones should be used to achieve consistency with surrounding residences.*

**DG 15:** *A cohesive mixture of materials is welcomed.*

**DG 16:** *Roofing materials and colors should be compatible with those in the existing neighborhood and with the architectural style of the residence.*

The proposed materials for both the existing and concepted residences are typical for the Tudor/Storybook Cottage style with wooden doors, windows, and siding; synthetic cedar shake roofs; copper gutters; and brick and stone. The rolled roof on the proposed residence adds charm to the design. The proposed materials would have muted brown and cream colors which would be compatible with the neighborhood, and a welcome departure from the common “black & white” color scheme that has become prevalent for remodels and new construction in the Carpinteria Valley and beyond.

**DG 19:** *Main entrances should be oriented to the street. Porches, landings and walkways should be incorporated into the frontage design.*

As discussed previously, the conceptualized project would result in both main entrances facing the street, with a new roof over the front porch of the existing residence, and a staircase leading up to the front entry of the proposed residence. At this time, a landscaping and hardscaping plan has not been developed for the proposal.

**DG 31:** *Where privacy is a concern, window placement, size, height and the use of glazing with limited transparency are encouraged to minimize impacts.*

**DG 32:** *Second story windows should be placed to avoid looking directly into the major indoor/outdoor living areas (e.g., primary yard areas, family/living areas) of adjacent residences.*

**DG 33:** *Second story or rooftop decks or balconies located on the side or rear of a dwelling are strongly discouraged unless it can be clearly demonstrated that it will not create an impact on the privacy of a neighboring parcel. Mitigating factors include the placement and design of adjacent*

*structures, significant setbacks from adjacent properties or orientation of the deck or balcony toward the front of the property.*

The conceptual residence has several large windows and French doors, predominantly located on the side and rear elevations. As discussed above, the window sills could be raised to minimize views into adjoining lots and reduce privacy impacts with adjacent neighbors. Additionally, the conceptual residence has a rear deck that would overlook the backyards of the existing residence and the neighbors to the south. Privacy impacts from the deck could be reduced by stepping the first level back and/or using a solid wall rather than railings to enclose the deck.

**The Board should comment on the massing, height, site design, architectural style, neighborhood compatibility, and proposed materials.**

#### **SUMMARY OF ISSUES**

- Architectural style and materials;
- Size, massing, scale, and height of the proposed residence;
- Site design, including the proposed lot split; and
- Neighborhood compatibility.

#### **RECOMMENDATION**

The Board should receive public testimony and provide conceptual design comments and feedback to the applicant.

#### **ATTACHMENTS**

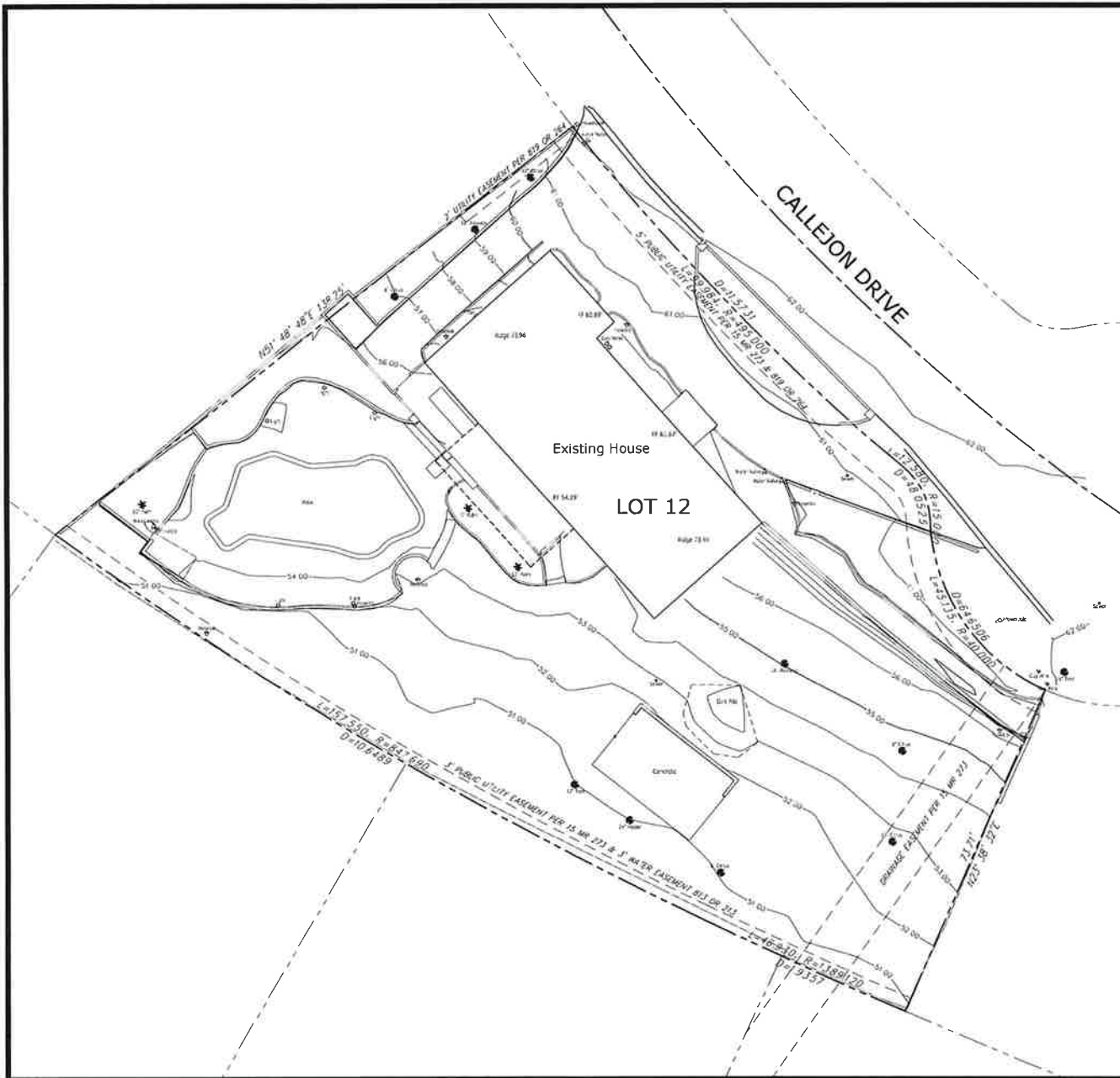
Exhibit A- Conceptual Architectural Plans and Inspirational Imagery

**Attachment A**  
**Conceptual Architectural Plans and Inspirational Imagery**

**Zuvella Lot Split & New Residence Concept**  
**Project #26-2399-CON**  
**Conceptual ARB Review**  
**August 13, 2026**



REVISION DATE: 10/10/2020



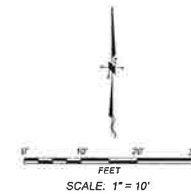
**NOTES:**

1. Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setbacks, lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. The Professional Surveyor has made no investigation or independent search for easements or record encumbrances, restrictive covenants, setback line evidence, or any other facts that an accurate and current title search may disclose.
2. The boundary shown herein is based upon a field survey and the recorded deed or preliminary title report and recorded maps. This survey may not constitute a boundary establishment survey. Lot line shapes herein were derived from available record information and minimally constrained to round survey monuments.
3. No attempt has been made as a part of this topographic survey to obtain or show data concerning existing, size, depth, condition, intensity or location of any utility or municipal public service facility, except as may be shown herein. For information regarding these utilities or facilities, contact the appropriate agency. Also, underground and landscape irrigation devices were not surveyed and are not shown. Tree line snapshots are provided and may not reflect true angles.
4. This aerial image is shown for reference purposes only.
5. Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is produced in an electronic format (e-filed), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 4135.

**LEGAL DESCRIPTION:**

Lot 12 in Block C of Concha Loma, in the County of Santa Barbara, State of California, as per map thereof recorded in Book 15, Pages 273 to 274 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No.: 003-340-003



**LEGEND:**

- Electrical Box
- Fire Hydrant
- Gas Valve
- Guy Wire
- ▼ House
- Light Standard
- Power Pole
- Sewer Manhole
- Storm Drain Manhole
- Water Meter
- Water Valve
- Easement Line
- Centerline of Road
- Adjacent Property Line
- Building
- Fence Line
- Electrical Line
- Gas Line
- Overhead Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Water Line

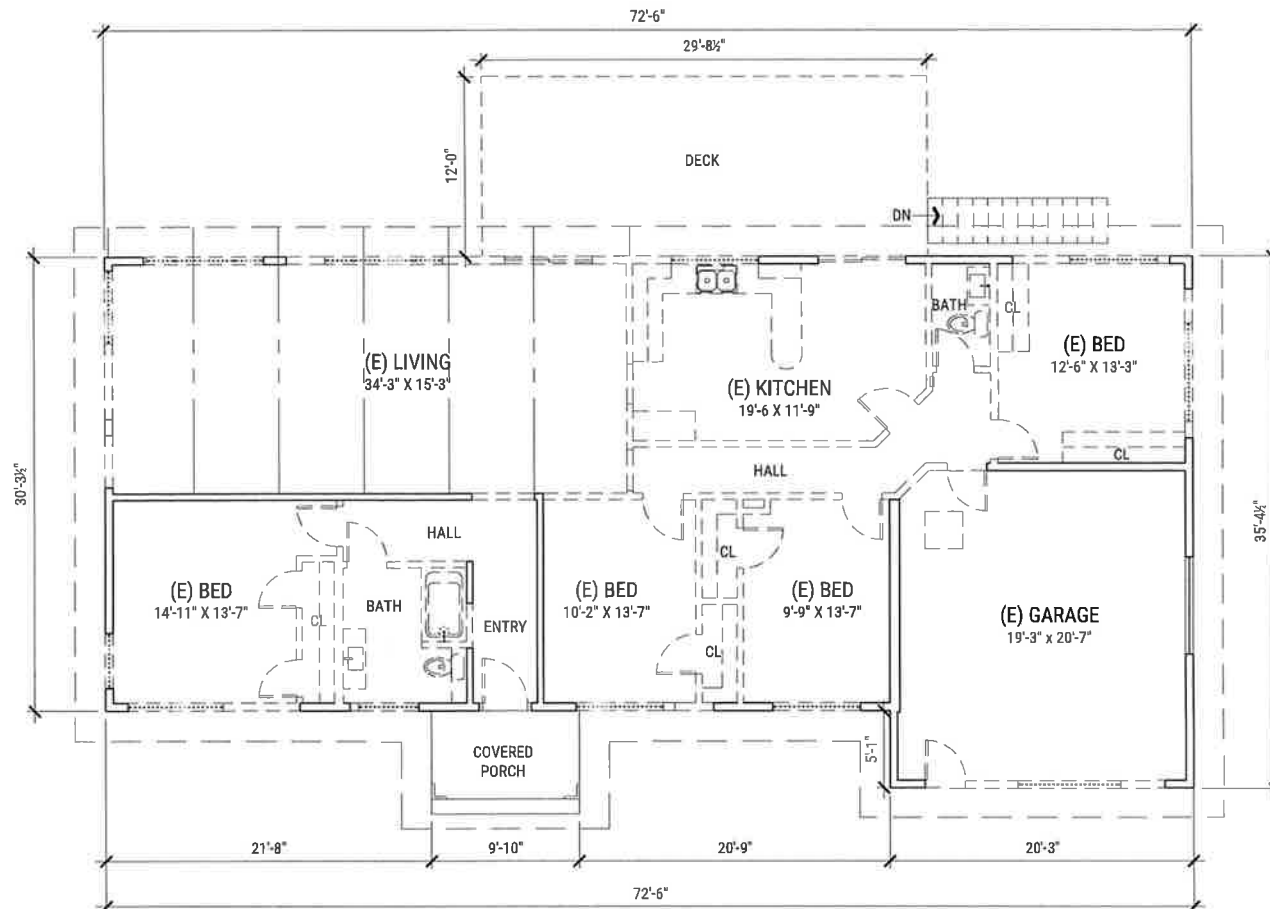
DATE OF SURVEY: DECEMBER 1, 2020  
 HORIZONTAL DATUM: NAD 83  
 ZONE: 5 US Survey Feet  
 VERTICAL DATUM: NAVD 83  
 CONTINENTAL TIEOUT  
 DRAWN BY: JEREMY HENRY  
 CHECKED BY: JEREMY HENRY PLS 4135

APN 003-340-003  
 5533 CALLEJON DRIVE  
 CARPINTERIA, CALIFORNIA  
 TOPOGRAPHIC MAP

HENRY LAND SURVEYING INC.  
 JEREMY HENRY - LAND SURVEYOR  
 619 Crestview Drive, Ojai, Ca. 93023  
 jeremy@henrylandsurveying.com  
 (805) 216-6124

HENRY  
LAND SURVEYING

Scale: 1" = 10'

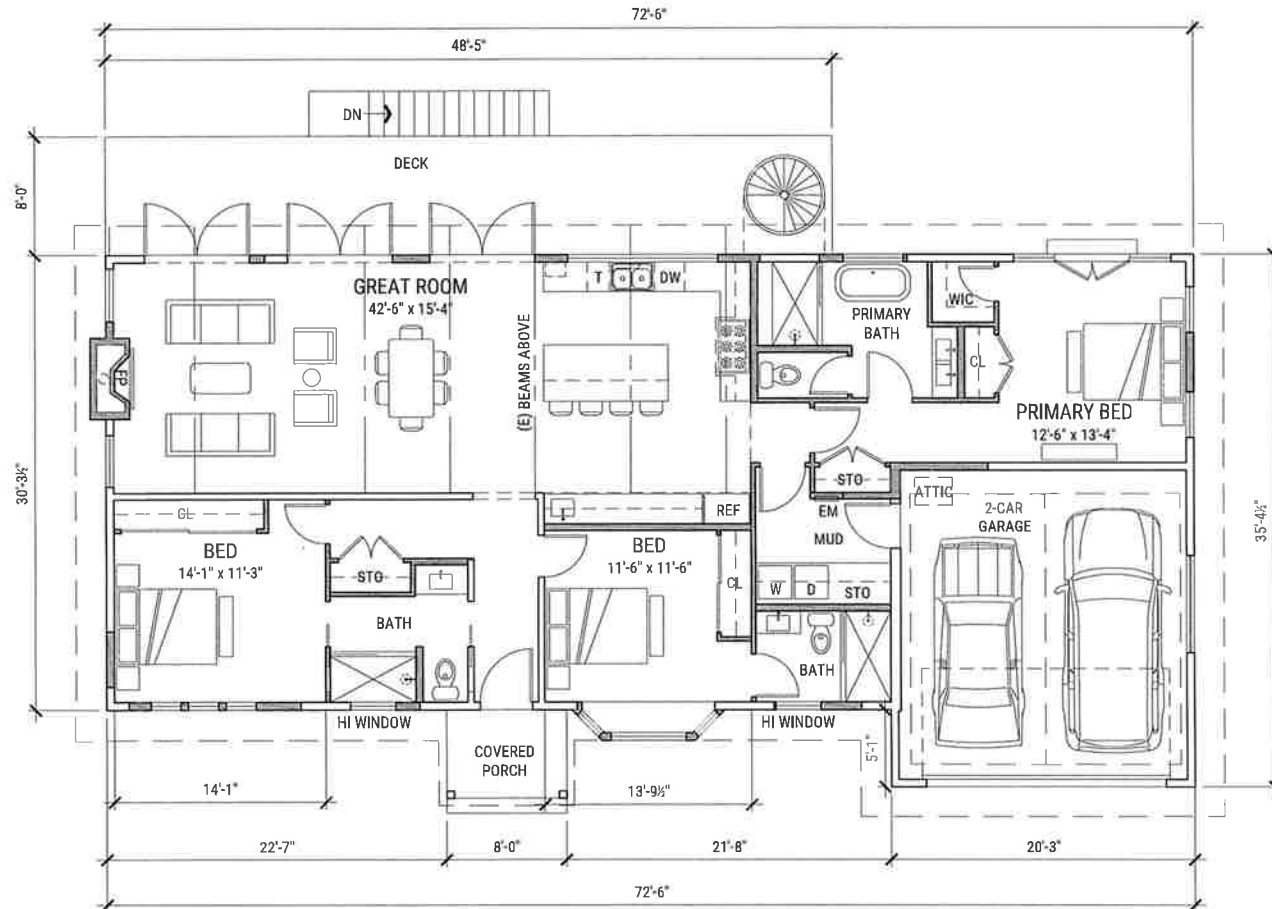


## ZUVELLA REMODEL

5533 CALLEJON AVE, CARPINTERIA, CA 93013  
 DEMO FLOOR PLAN - MAIN LEVEL 05/13/26



**BROCKETT  
 ARCHITECTS  
 / INTERIORS**

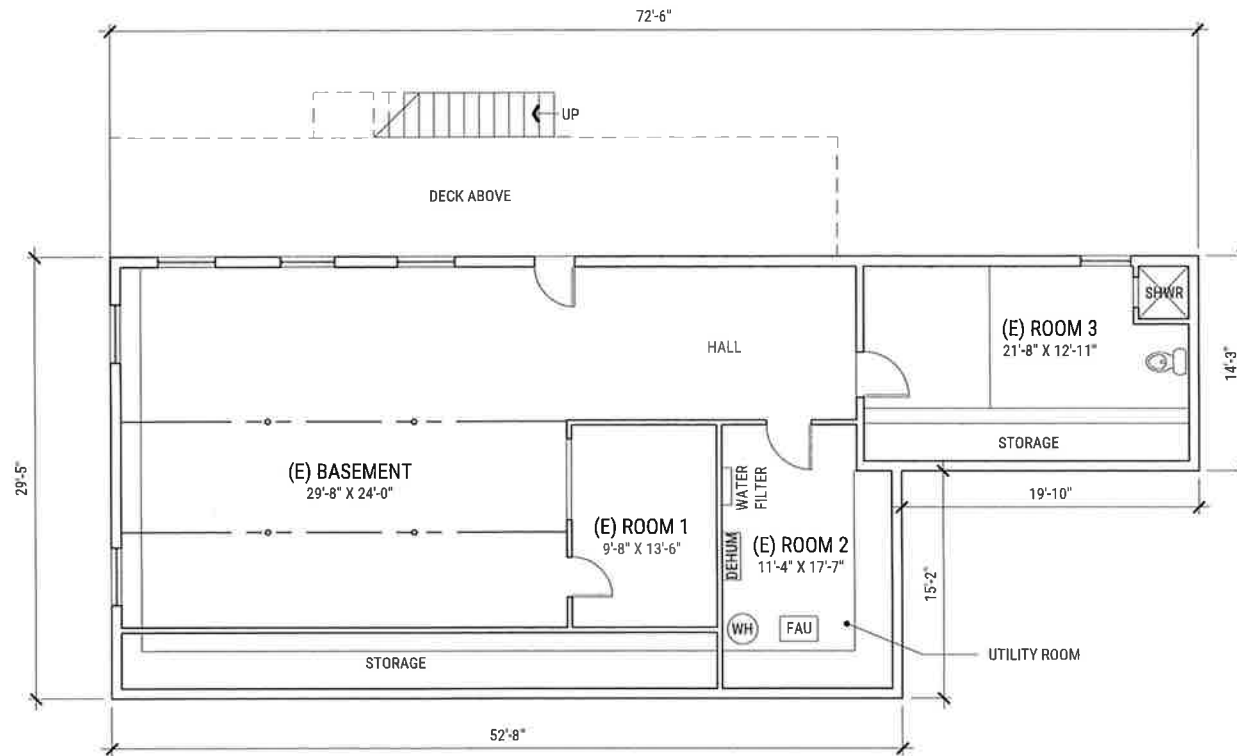


## ZUVELLA REMODEL

5533 CALLEJON AVE, CARPINTERIA, CA 93013  
PROPOSED FLOOR PLAN - MAIN LEVEL 05/13/26



BROCKETT  
ARCHITECTS  
/ INTERIORS



## ZUVELLA REMODEL

5533 CALLEJON AVE, CARPINTERIA, CA 93013  
PROPOSED FLOOR PLAN - BASEMENT 05/13/26



BROCKETT  
ARCHITECTS  
/ INTERIORS

North Elevation

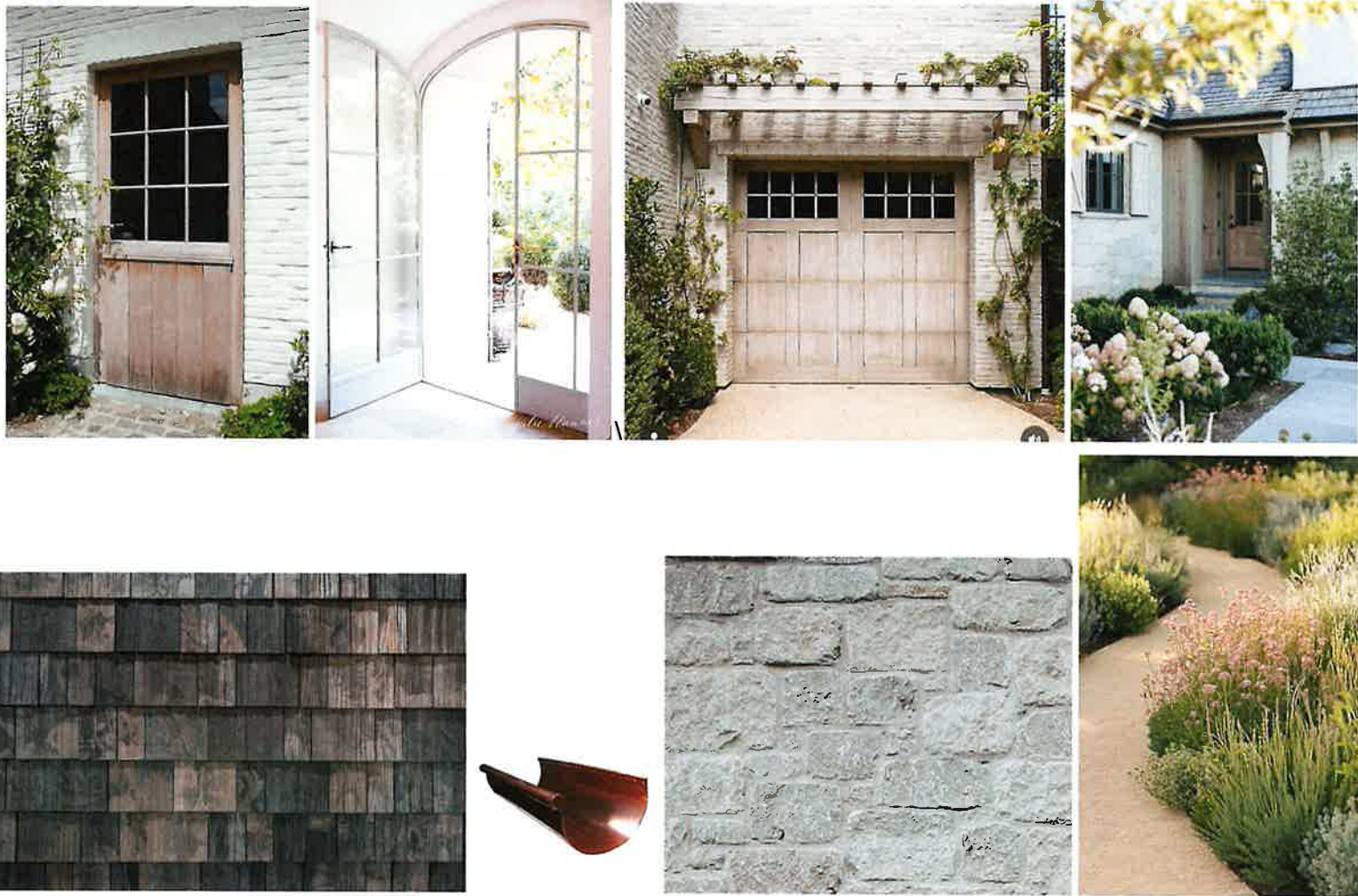
5533 Callejon Ave (Existing Remodel)



Exterior style: Larger cottage that is warm and inviting but more sophisticated than the neighboring new build



Exterior details: White brick or stone, steel windows, natural wood garage, natural wood fencing, synthetic cedar shake roof, copper gutters



Interior: Classic, natural, minimal, mixed woods



27'-4½"

44'-1½"

16'-9"

20'-11"

7'-5½"

14'-3¾"

6'-0"

6'-0"

34'-1½"

37'-8"

5'-0"

2-CAR GARAGE

COVERED ENTRY

BATH

BED 10'-0" x 12'-0"

HALL

W D STO

MUD SKY

PANTRY

REF

CL

DN

GREAT ROOM 33'-3" x 22'-3"

LINE OF VAULTED CEILING

FP

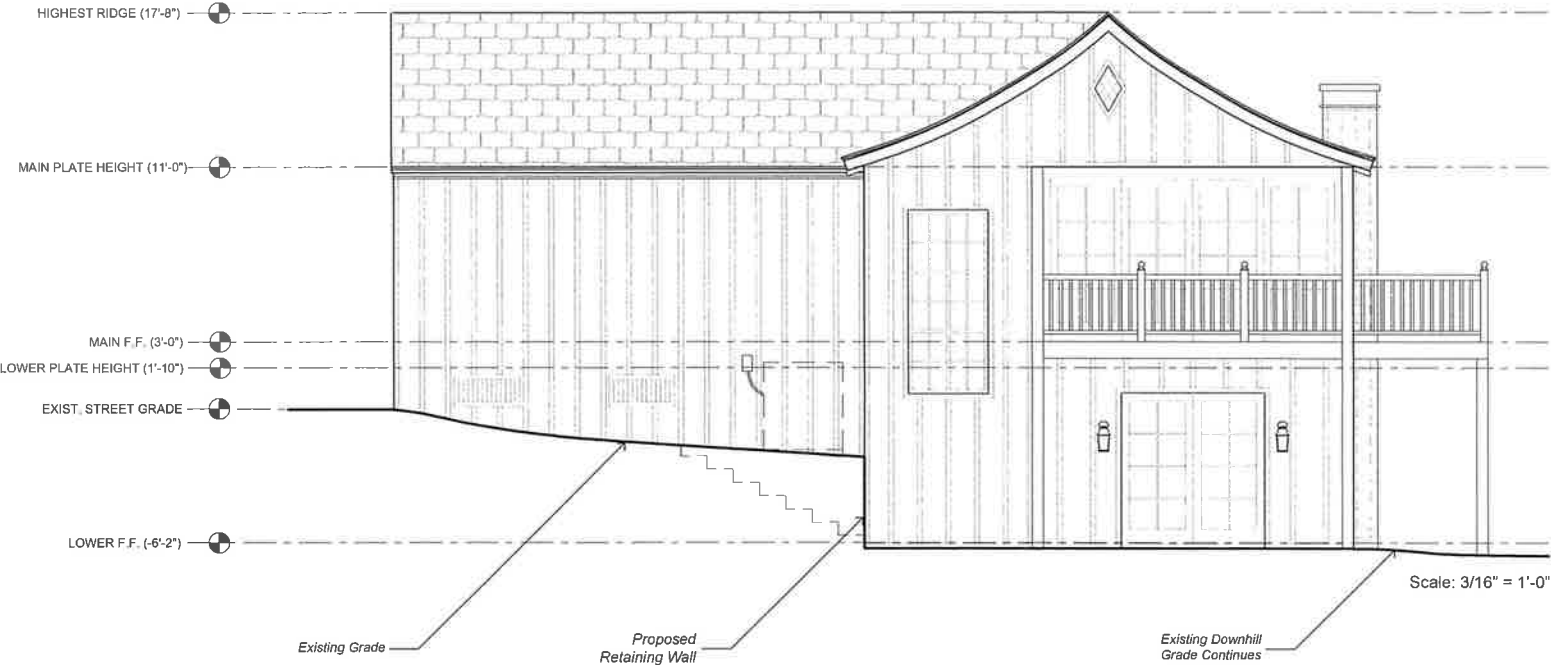
WRAP-AROUND DECK

OP SKY

438 SF 2-CAR GARAGE  
1,208 SF MAIN FLOOR  
1,100 SF LOWER FLOOR  
54 SF LOWER UTILITY  
2,800 SF TOTAL











Cottage-style home with soft features like arched doors and grid windows. A-line roof pitch with lower heights to keep a low profile. The overall style will be warm and charming, yet with custom finishes. The softer profile will keep the home blending in with the neighborhood.



Exterior details: Stained wood siding, natural stone path, copper gutters, synthetic cedar shake roof, wooden doors and windows with grids, native landscaping





Exterior shapes: Low-profile A-line roofs, arched doors, bay windows, porch with steps



Interior: charming cottage continued with wood floors, creamy-white walls, and vaulted ceilings. Sun-filled warmth with clean lines and custom millwork



## ACTION MINUTES

The meeting was called to order at 5:33 p.m. by Vice Chair, O'Connor who announced that a quorum of the Architectural Review Board was present in the Chamber, and that Boardmember Woolf was also participating remotely for a just cause pursuant to reason per Gov. Code, § 54953.8.3(c)(1) due to the need to care for a family member. Boardmember Woolf announced that there would not be any other person in the room with her during the meeting.

### **ROLL CALL**

**Boardmembers present:** Patrick OConnor, Vice Chair  
Richard Johnson  
Richard Little  
Lisa Woolf, remote

**Boardmembers absent:** Amy Blakemore, Chair

**OTHERS PRESENT:**   2   members of the public were in attendance

**PUBLIC COMMENT:** None

### **PROJECT REVIEW**

- 1) Project: Hotel Harmony, Project 16-1822-DP/CDP/ARB  
Address: 4110 Via Real  
Applicant: Nikhil Kamat, Architect, NKlosures, Inc.  
Planner: Bret McNulty

Request of Nikhil Kamat, Architect, NKlosures, Inc., for RAM Hotels, to consider Project 16-1822-DP/CDP/ARB for final review of a proposal for removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements including landscaping, outdoor pool and garden patio under the provisions of the Commercial Planned Development with Residential Overlay zone district of the Carpinteria Municipal Code shown as APN 004-017-022, addressed as 4110 Via Real.

Ex Parte Communications Disclosure: None.

Public Comments on Items not on the Agenda: None.

Staff Comments: Bret McNulty presented an overview of the project reviewing the project objectives, the permit, and environmental review history and highlighted constrained areas on the site plans. He described the Planning Commission approved site plans and elevations, the landscape and hardscape plans, colors, lighting, and newly proposed signs.

Summary of Issues and Recommendation:

Bret asked for the Boardmembers to provide comments to staff regarding the following issues.

- Consistency with approved building architectural plans;
- Night sky compliant lighting,

- Signage plans, colors, and illumination.
- Landscaping, planting, and fencing plans consistency with approved plans.

Bret presented the staff recommendation that the ARB,

- Accept public comment;
- Consider and comment on the issues raised; and
- If the Board finds the project consistent with the applicable design criteria, the Board may recommend final approval with revisions to the Planning Director.

#### Questions for Staff

In response to a question, Acting Chair O'Connor confirmed the hotel balconies and a fence were removed from the project approved by the Planning Commission.

In response to a question, Bret affirmed that the applicant is free to keep the pool as it has already been approved by the City. He further explained that staff would review the applicant's proposed changes to the location and bring them to the Board as a Matter by Staff if warranted.

#### Applicant's Comments.

Nikhil Kamat, the project architect and applicant, Mina Patel, owner, Kevin Kohan, project manager, and Charles Trowbridge, landscape architect were in attendance. Nikhil Kamat clarified that the project is called the Hotel Harmony not the Harmony Hotel. He also informed the Boardmembers that the owner has decided to not construct the pool at this time. He explained that the outdoor area will be used as an outdoor patio with seating next to the landscaping and the only change will be the absence of the pool.

Acting Chair O'Connor and Boardmembers Johnson and Little agreed that

- The 160-watt LED lighting mounted on the parking lot poles is too bright and white needs to be lowered and changed to a warm tone and not a day light tone;
- The Kelvin is too bright and needs to be lower;
- The wall mounted LED King up and down oriented lighting wall sconces are over lit and need to be of lower the brightness to warm and lower wattage overall to achieve a subtle and warmly lighted building;
- The lighting dimmers would need to set to a lower level and asked the applicant to provide the lighting dimmer levels be submitted to staff for evaluation.

Boardmember Little inquired about the branding of the hotel and the description of the hotel as a boutique hotel. In response, Mina Patel described the service levels and amenities that will be provided at the hotel.

Boardmember Johnson reiterated his comment from the preliminary review:

- The railings and fence poles need to be solid steel not hollow.

Acting Chair O'Connor presented comments from Chair Amy Blakemore, the landscape architect on the ARB, who could not attend the meeting. Her recommendations to staff were as follows,

- The plant list looks appropriate however, the WUCOLS listing for the plant species needs to be added.

- The WELOS calculations are incorrectly using 0.90 for drip irrigation. According to the County of Santa Barbara standards, drip should be 0.81 and spray 0.75.
- The calculations also seem to be missing the pool and spa as part of their total water use. Making these changes will significantly impact the Estimate Total Water Use.
- The plant material shown to be provided in pots along the east edge of the driveway from a functional perspective (seems as if cars will be hitting these).
- Laurus nobilis can grow in pots, but the longevity is questionable and growth will be limited. It appears the reason for this is that it is a water district easement.
- Need to properly screen the two-story residential building to the east.
- To get the necessary screening, planting could occur on the west side. What is proposed is not adequate for screening.

In response, the landscape architect's revisions to the landscaping plan will be reviewed by the ARB's landscape architect when ready.

Applicant's Landscape architect and Nikhil Kamat discussed the privacy provided by the carport. They would provide a revised planting and irrigation calculations.

Acting Chair O'Connor asked in regards to signage, if red is part of the Hotel Harmony branding. Mina Patel responding that in the daytime the lighting is red and white, and at night it will be black and white. She expressed that they would not mind changing the lighting color.

#### Public Comments

Bill Dayka, resident of 1313 Trieste Lane, expressed his concern that at the rear of the building the hotel guests can see into the backyards of the adjacent residences. He asked that the originally approved screening to block views into adjacent backyards is retained.

#### Board Discussion:

Boardmember Little expressed that the ARB reviews project to be consistent with the Beach Town Theme and that the building design has a more industrial style and referred to the Surfliner Hotel in downtown as a good example of appropriate architecture. He recommended the following changes:

- The Sumac plant be changed to a less invasive, less damaging species, with less maintenance such as a camphor tree; and
- He would like to see the pool remain.

Boardmember Woolf expressed support of the project.

Boardmember Johnson expressed support of the project with the changes identified by the Boardmembers.

Acting Chair O'Connor clarified with staff that the ARB was to review the final colors.

- He asked that the owner change the red color of the sign to a color more in line with the Beach Town Theme's earthen and blue colors.

Boardmember Johnson agreed with Acting Chair O'Connor about the sign and asked that,

- The color be changed to something softer and more natural.

**ACTION:** Motion by Johnson, seconded by Boardmember Little, to recommend final approval with the comments incorporated.

**VOTE:** 4-0

**OTHER BUSINESS:** None

**CONSENT CALENDAR:** None

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS:** Acting Chair O'Connor stated he wants to advance a fire safety ordinance for abutting buildings. He provided his perspective regarding a previous project approval and expressed agreement that the Director's discretion is appropriate.

#### **ADJOURNMENT**

Acting Chair O'Connor adjourned the meeting at 7:40 pm to the next scheduled meeting to be held on February 26, 2026.

All Boardmembers present expect to attend.

March 12, 2026 tentatively scheduled, O'Connor will not be in attendance.

O'Connor confirmed with staff that the Joint ARB and Planning Commission would be meeting on Monday March 16, 2026.

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Chair, Architectural Review Board

**ATTEST:**

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Secretary, Architectural Review Board

## ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Blakemore.

### **ROLL CALL**

**Boardmembers present:** Amy Blakemore, Chair  
Patrick O'Connor  
Richard Little

**Boardmembers absent:** Lisa Woolf

**OTHERS PRESENT:** 16 members of the public were in attendance

**PUBLIC COMMENT:** None.

### **PROJECT REVIEW**

- 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.

Ex Parte Communications Disclosure: None.

Staff Comments: Megan Musolf presented an overview of the proposed project, including background on the current dog park pilot program, the proposed layout of the permanent dog park, applicable zoning standards, and options for fence height (5 or 6 feet).

### Questions for Staff:

Boardmember Little asked what the City's liability might be if a dog bite occurred in the City dog park. Ms. Musolf responded that the City is not immediately liable for dog bite caused by another person's dog, but that the City Attorney has recommended the final design be reviewed and approved by the City Council to establish a strong record of design review and safety consideration. Boardmember Little also asked if the dog park would be locked at night. Ms. Musolf replied that it would follow the current operation of the pilot program, where the dog park is not locked at night, but is considered closed along with the rest of Monte Vista Park.

Vice Chair O'Connor asked about how this project would be funded, and what the review and approval sequencing would look like if a less expensive project alternative was needed. Ms. Musolf deferred to the Parks, Recreation, and Community Services Department (PR&CS), the applicant, for funding questions, but noted that if an alternative project design were necessary due to funding constraints, the project would likely return to the ARB following Planning Commission review, and that this would be a project condition of approval. Vice Chair O'Connor asked how Staff had determined dog park users were not adding to the parking issue in the surrounding neighborhood. Ms. Musolf replied that multiple City staff members used the temporary dog park on a regular basis, and observed that finding parking was not difficult. In addition, the average number of dog park visitors each day was very small in comparison to the number of residents parking on the streets, or to the number of visitors at the BBQ areas when they are rented out. She acknowledged public comments that noted parking in the area was a problem. However, the number of dog park visitors present on any given day is not the source of, or greatly contributing to, the parking demand.

Chair Blakemore asked if additional parking might be established on the west side of the park's parking lot, where visitors currently "create" parking spots. Ms. Musolf and Ms. Souter responded that this was not within the current project scope, but that the idea would be conveyed to the Public Works team.

Applicant Comments: Torrie Cutbirth, Program Manager for PR&CS, and Josefina Arechiga, Public Works Assistant Engineer and project designer, introduced themselves. Ms. Cutbirth noted the years of collaboration between PR&CS and the community group C-DOG, and C-DOG's ongoing stewardship of the temporary dog park. She highlighted the community and social benefits of having a dedicated off-leash dog park.

Questions for Applicant:

Vice Chair O'Connor asked how tall the proposed landscaping would grow, and how much coverage/screening it would provide. Ms. Arechiga replied it was expected to grow about six feet tall and provide full coverage with a mix of low-lying and taller plants.

Chair Blakemore asked if sprinklers would be adjusted so they are not spraying the fence, and Ms. Arechiga confirmed they would be adjusted. Chair Blakemore asked if dog waste bags would be provided. Ms. Arechiga and Ms. confirmed that waste receptacles would be provided and that the existing "Dogipot" station at Monte Vista Park would be maintained, as well as one inside the dog park. Chair Blakemore inquired if the boulders in the landscaping would be Santa Barbara sandstone, and Ms. Arechiga confirmed.

Public Comments:

Five public comment letters were received for this item: three from Jean-Luc Bourdon (parking concerns), one from Renee Bourdon (parking concerns), and one from Sandra Duncan (supports the project).

Verbal comments:

1. Jacquelyn Geary: C-DOG member, spoke about the social benefits of the dog park.

2. Lorraine McIntire: C-DOG officer and neighbor to Monte Vista Park, spoke in favor of the project and said the parking issue is due to residents not using their garages for parking. C-DOG has collected dog park usage data to ensure they are being good stewards. They refill the dogipot stations with bags and help with maintenance. Ms. McIntire later clarified that C-DOG has committed to raising \$50,00 for the dog park.
3. Rob Denholtz: C-DOG member, spoke about the benefits of the off-leash area for aging residents, said finding parking is not usually an issue, and said the noise from the dog park is minimal.
4. Tristine Rainer: C-DOG member and neighbor to Monte Vista Park, said 60-70 dogs visit daily and that popularity is increasing. Visitors arrive throughout the day and stay a short time. The off-leash area is helpful for folks with larger dogs.
5. Jackie Morris: The dog park is a focal point for community, and C-DOG is a very involved, large community organization. She highlighted the dog park's positive feature in local news.
6. Van Fleisher: C-DOG President, noted people make friends at the dog park and that C-DOG helps take care of the dog park to make it a successful space.
7. Sandra Duncan: C-DOG member, highlighted that the dog park has operated successfully but doesn't look nice currently. Said that City staff have been very involved in creating the proposed design and have sought community feedback. Supports the project.
8. Tani Conrad: C-DOG member and neighbor to Monte Vista Park, used to be against the dog park but now supports it and uses it frequently.

#### Boardmember Discussion:

Boardmember Little wondered what the project's funding source will be. Ms. Cutbirth noted that the City will partner with C-DOG to fundraise for as much of the cost as possible. Boardmember Little noted the fencing was the most expensive part, and that the black chain-link might even be preferable to prevent hangups down the road. He supported a six-foot fence height to prevent dogs from jumping over. He visited the dog park on a Wednesday at 11am and could not find a parking spot, but acknowledged that increasing Monte Vista parking would just cause residents to start parking there. He asked about the gopher hole problem, and Ms. Cutbirth noted that the City does a weekly nontoxic gopher treatment and fills holes. Boardmember Little hopes that a permanent off-leash area will decrease off-leash dogs elsewhere in the City. He supports the project.

Vice Chair O'Connor expressed uncertainty about the project's review process when funding had not been confirmed and a budget was not firmly established. He said the design was "museum level" and might even be over the top. Ms. Souter noted that additional funding would likely open up for C-DOG once the project has a permit. He supports the project overall.

Chair Blakemore said the ARB often reviews projects that aren't 100% funded or approved yet. She acknowledged the substantial community support at the meeting. She appreciated the dog-friendly landscaping considerations and notes the manzanitas may be sensitive to dog urine— maybe try ceanothus (Julia Phelps or Dark Star) instead. Make the plantings more dense for better screening.

**ACTION:** Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend preliminary approval to the Planning Commission with the Board's comments, including for the applicant to show both the proposed and alternate fence designs in the Planning Commission planset.

**VOTE:** 3-0

- 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.

Ex Parte Communications Disclosure: None.

Staff Comments: Syndi Souter presented an overview of the project which included the project description, photographs, the proposed floor plan, elevations, and colors & materials.

Questions for Staff: Boardmember O'Connor asked if the removal of the street tree shown in the photographs was related to the project, and staff responded that Public Works had removed the street tree independently from the project. The type of replacement tree to be planted by the City in the future is unknown at this time.

Applicant Presentation: The applicant team, Adam Grosshans and Paige Rhodes from Becker Studios, presented a PowerPoint presentation to the Board which included more detailed information about the project, neighborhood context, and included a new colors & materials board with an inspiration photo for the proposed chimney. Adam clarified that the Dutch Gable on both the new roof and the existing roof over the garage would be cut back to have a more clean and simpler look.

Questions for Applicant:

Boardmember Little asked for clarification about the fireplace image, and the applicant responded that the photo was intended to show the cap detail. He additionally inquired about the design logic with the layout of Bedroom 3 near the laundry hall and the distance to the bathroom, given the visibility from the living areas. The applicant responded that there were both physical and financial constraints to balance with the project design.

Boardmember O'Connor inquired about the locations of the existing utility lines to accommodate the addition, and the applicant clarified that the gas line would need to be relocated for the project. He commented that the door for Bath 1 should be reversed to avoid a direct line-of-sight to the toilet from the living area, and that a dormer should be added to the west elevation of the roof to break up the mass. It was noted that a dormer would not be consistent with the Dutch Gable roof design.

Chair Blakemore asked if the bluestone was proposed for the project, and the applicant responded that it would be used to fill in any damaged areas during construction. She also confirmed that the concrete pad under the patio cover would be retained.

Public Comments: None.

Boardmember Discussion:

Boardmember Little began the discussion by suggesting it would be nice to relocate the front door to the front of the house, but that it did not appear feasible for this project. He suggested adding a pocket door to separate the living space from the bedroom areas. He suggested to install three equally-sized clerestory windows at the front rather than the two. He thinks the project will be a good addition to the neighborhood.

Boardmember O'Connor appreciated that the design was maintaining the existing style, Dutch Gable roof, and materials and was "keeping Carp, Carp." He suggested a fire-rated wall for the new addition along the property line due to the proximity with the neighbor. He said the project was outstanding, and that he really liked it.

Chair Blakemore shared that she thinks it is a great project and she agrees with the comments of her fellow Boardmembers.

**ACTION:** Motion by Chair Blakemore, seconded by Boardmember O'Connor, to recommend preliminary and final approval with comments to the Community Development Director.

**VOTE:** 3-0

**OTHER BUSINESS:** None.

**CONSENT CALENDAR:**

3. Approve the minutes of the meeting held January 29, 2026.

**ACTION:** Motion by Boardmember O'Connor, seconded by Boardmember Little, to approve the minutes as presented.

**VOTE:** 3-0

4. Approve the minutes of the meeting held February 12, 2026.

***NO ACTION WAS TAKEN ON THIS ITEM DUE TO THE LACK OF A QUORUM***

5. Approve the minutes of the meeting held March 12, 2026.

**ACTION:** Motion by Boardmember O'Connor, seconded by Boardmember Little, to approve the minutes as presented.

**VOTE:** 3-0

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None.

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:** None.

**ADJOURNMENT**

Chair Blakemore adjourned the meeting at 6:55pm to the next scheduled meeting to be held tentatively on August 13, 2026.

Chair Blakemore will be absent, Boardmember O'Connor tentatively will attend, and Boardmember Little expects to attend.

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Chair, Architectural Review Board

**ATTEST:**

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Secretary, Architectural Review Board