

- Making the units larger goes in the wrong direction;
- Eliminate straight up-and-down walls for the two-story residences;
- The architectural style is still not “Carpinteria;”
- Move the parkway landscaping adjacent to the three-plex units to the inside of the sidewalk;
- Lower the second floor plate heights to eight feet in the three-plex buildings;
- Add a pop-out balcony to the alley elevation of the three-plex buildings;
- Lower the roof pitches to keep with the bungalow or craftsman style;
- Use a mix of colors and textures on the exterior of the buildings;
- Use details similar to the Summerland Heights project;
- Lighting should all be downcast;
- Provide additional step-backs for the second stories on all sides;
- Break up the materials and colors on the three-plex buildings;
- Reduce the amount of rock on the garage element of Plan 2;
- Make entries read as entries;
- Increase the variety of roof pitches and boldness of detailing; and
- Provide statistics regarding the change in building coverage at the next meeting.

In response to the comments regarding the style of the architecture, there are two product types proposed for the three-plex buildings: Shingle and Beach Cottage. In addition to these two building types, a third type, Craftsman, is used for some of the single family dwellings. Details of these three building types are included in the drawings shown in Exhibit A (attached) and will be discussed with the ARB at the meeting.

Three-Plex Buildings: Changes incorporated into the plans since the last review include a lowered plate height of eight feet on the second story of the three-plex buildings and there is a pop-out element on the alley elevation above the façade of garage doors. Additionally, an oblique angle view of the three-plex building has been prepared to illustrate the stepped back second story elements of the three-plexes and will be presented at the meeting. This image will also show where an additional modification to the ground floor eliminates a straight two-story wall feature from the previously reviewed in progress drawings. Details are shown in Exhibit A, though colors have not yet been proposed.

Single Family Residences: The revised plans include an increased roof pitch on the front gables for the Beach Cottage style, a Juliette balcony and a gabled entry. The rock element on the garage of the Plan 2 Craftsman style residence has been reduced. The Craftsman style also includes a hip roof design.

Building Coverage: In response to the last comment regarding the building coverage change, the applicant prepared a matrix showing the footprint changes from the September 2008 City Council approved plans. For the large lot homes on Lots 2 through 12, the total footprint has increased by 901 square feet, from 32, 626 to 33,527 square feet. The total change across the approximately 12-acre residential portion of the mixed-use site is 3,289 square feet, an increase

from 122,376 to 125,665 square feet. As a percentage of building coverage, this represents a change of 1.09%, from 40.53% to 41.62% building coverage.

Landscaping and lighting features are not included in this review and will be presented to the ARB at a future meeting.

SUMMARY OF ISSUES

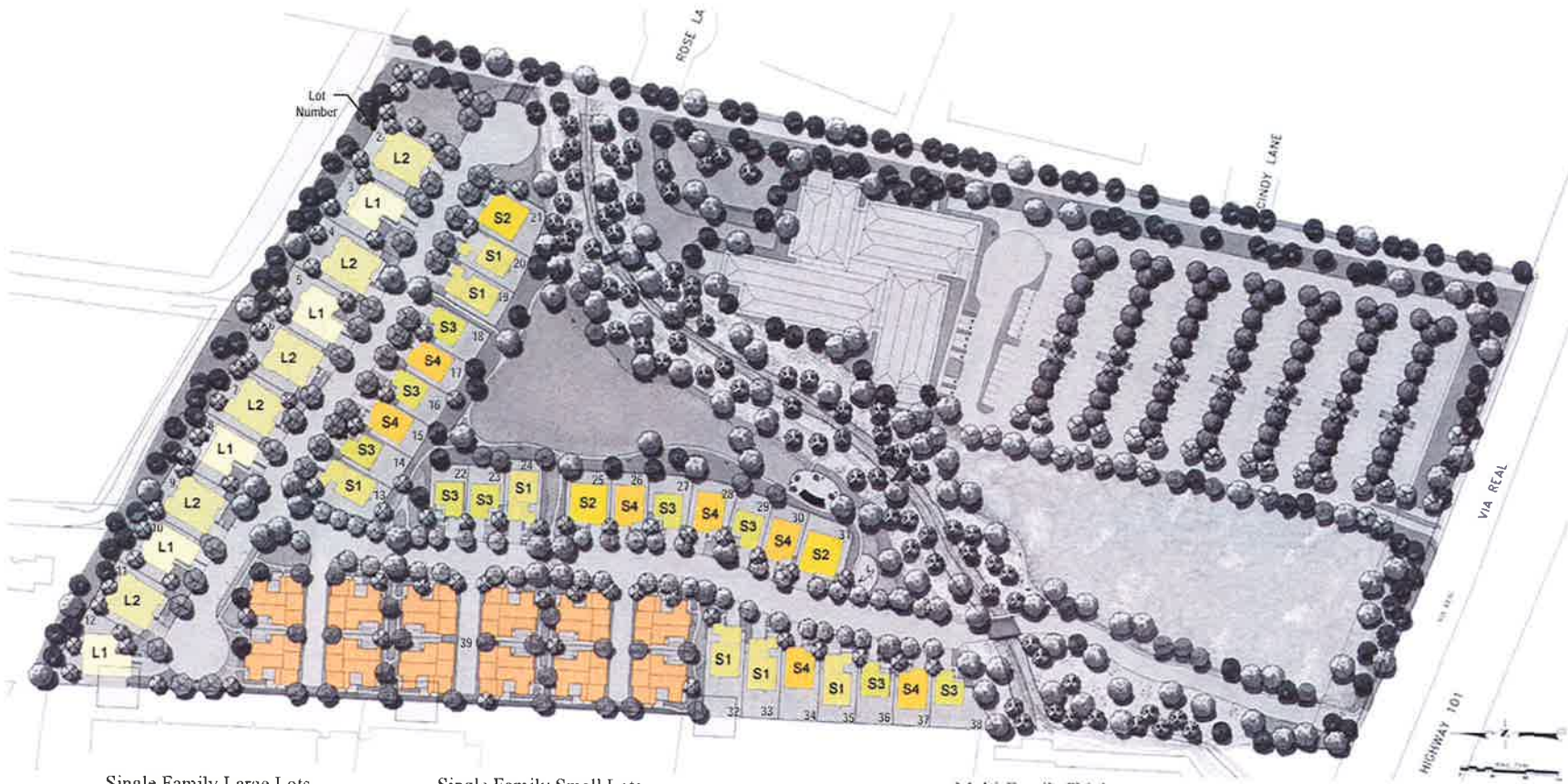
As discussed at the February 26th meeting, some of the proposed floor plans increased in size. To offset some of this increase, the applicant has reduced some of the larger plan types and replaced them with smaller plan types so that the overall increase in building coverage is minimized. Also, while the ARB had recommended reducing the roof pitches on some of the residences, the pitches have increased on the Beach Cottage style. The issue of the second story elements of the single family residences having been moved forward still remains, and should be further studied in this review to determine if the proposed style and detail changes have adequately addressed this previously identified concern.

RECOMMENDATION

Staff recommends that the Architectural Review Board provide comments to the applicant on the proposed revisions to the residential plans and the details that have been included in Exhibit A.

ATTACHMENTS

Exhibit A – In Progress Plans dated May 1, 2009 (ARB Members only)



Single Family Large Lots

- L1 Plan 1 - 5 Units
- L2 Plan 2 - 2 Units

Single Family Small Lots

- S1 Plan 1 - 7 Units
- S2 Plan 2 - 3 Units
- S3 Plan 3 - 9 Units
- S4 Plan 4 - 7 Units*

Multi-Family Triplex

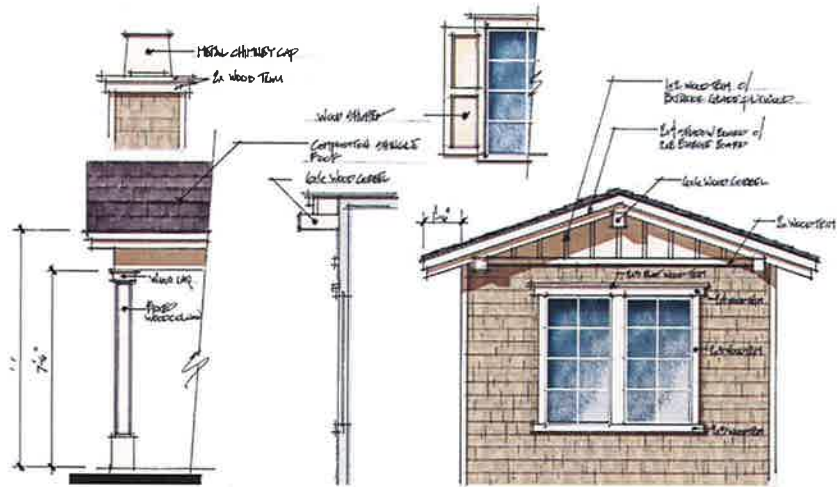
- Triplex

*Lots 14, 22 and 36 have been replotted from Plan 4's to Plan 3's resulting in an overall reduction of 1,024 SF

Plan Distribution
Lagunitas Residential
 Carpinteria, California
 INVESTEC REAL ESTATE COMPANIES

May 1, 2009
 2000321

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Architectural Details "A" - Shingle



TRIPLEX
"A" - SHINGLE



SMALL LOT - PLAN TWO
Elevation A - Shingle



SMALL LOT - PLAN FOUR
Elevation A - Shingle



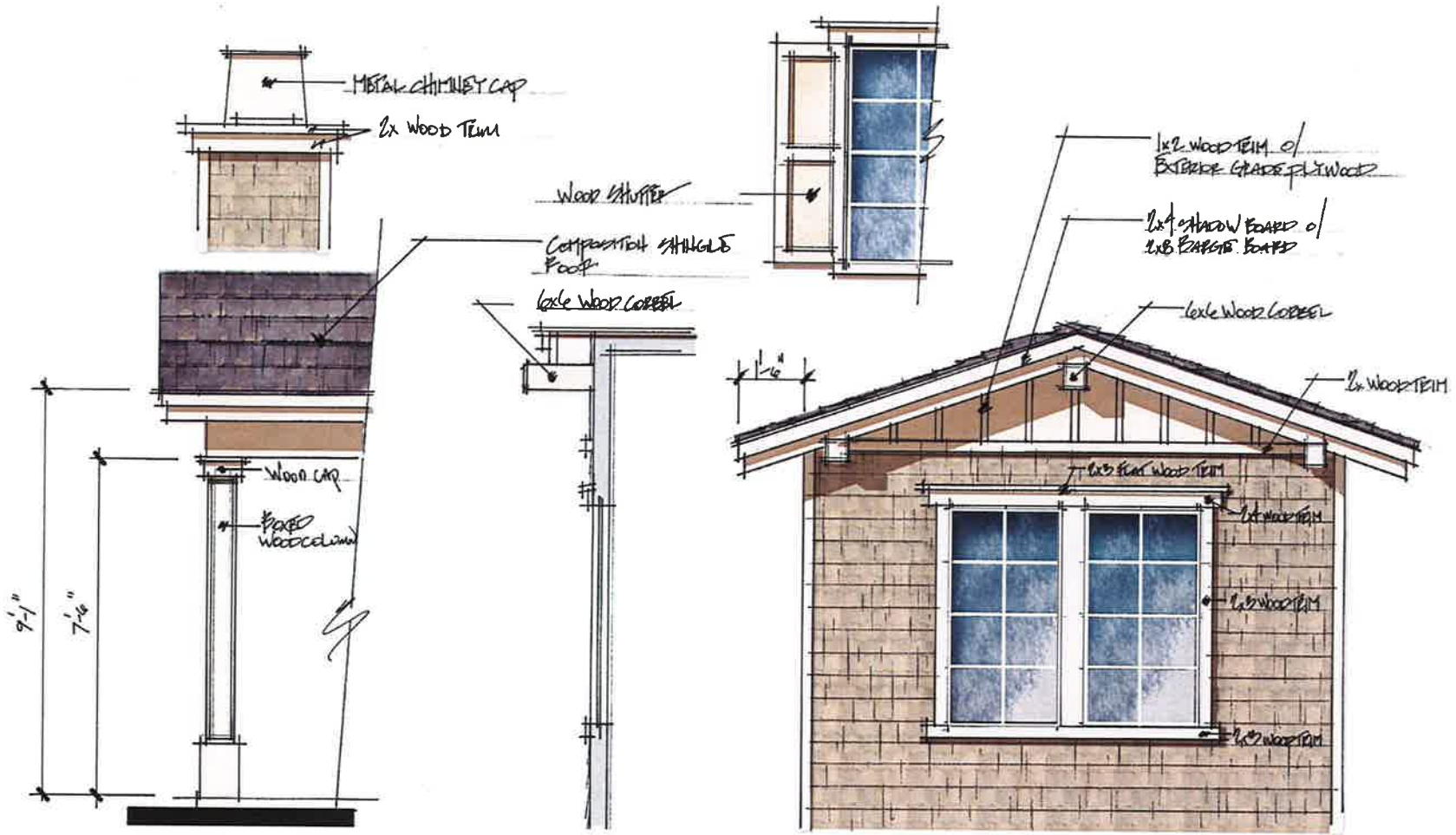
LARGE LOT - PLAN ONE
Elevation A - Shingle

Architectural Elevations "A" - Shingle

Lagunitas Residential
Carpinteria, California
INVESTEC REAL ESTATE COMPANIES

May 1, 2009
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Architectural Details "A" - Shingle

Lagunitas Residential

Carpinteria, California
 INVESTEC REAL ESTATE COMPANIES

0 1 2 3 4 5 6 7 8 9 10 11 12
 1" = 1'-0" SCALE

May 1, 2009
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