

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by William Araluce, Chair.

ROLL CALL

Boardmembers present: Wade Nomura
Richard Johnson
Bill Araluce
Jim Reginato

Boardmembers absent: Scott Ellinwood

OTHERS PRESENT: Approximately 2 interested persons were present.

PROJECT REVIEW

- 1) Applicant: Kent Heasley for Albertsons, Inc Planner: Steve Goggia
Project Number: 10-1547-CUP/DPM/CDP
Project Location: 1012 & 1018 Casitas Pass
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Kent Heasley for Albertsons, Inc to consider continued preliminary review of plans to expand the existing Albertsons store into the former Rite Aid tenant space. The floor area of Albertsons would expand from 20,062 sq. ft. to 40,290 sq. ft. New architectural elements would be built outside of the existing storefront at Albertsons and at several other locations within Casitas Plaza in order to update and unify the shopping center. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. New signs are also proposed. The site is 8.36 acres in size, zoned Commercial Planned Development (CPD) and is identified as APN 001-070-063.

DISCUSSION Staff requested a continuance to the July 29, 2010 ARB meeting so that the applicants can revise drawings pursuant to the Boards earlier comments.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato, to continue the project to the July 29, 2010 ARB meeting.

VOTE: 4-0

PROJECT REVIEW

- 2) Applicant: William Araluce for Barbara and Peter Coeler Planner: Nick Bobroff
Project Number: 10-1551-DP/CUP/CDP
Project Location: 261 Linden Avenue
Zoning: Planned Residential Development (PRD-20)

Hearing on the request of William Araluce, architect/agent for Barbara and Peter Coeler to consider Case No. 10-1551-DP/CUP/CDP for preliminary review of a request to remodel the existing Island Apartments and convert the existing eight unit apartment complex to a five-unit apartment complex. The proposed remodel includes new exterior treatments for the apartment building, expanded and new decks and patio areas, new site landscaping and a new

parking lot. The reduction to the number of apartment units would result from the conversion of the four one-bedroom second floor units into one three-bedroom unit. The property is an 8,818 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-483-007 located at 261 Linden Avenue.

DISCUSSION:

Bill Araluce, project architect, explained that the intent of the private patio walls was to help recapture the front yard as private space rather than public space. The wall would act as a demarcation zone to separate the public from the private realm. He also explained that the project would be incorporating storm water best management practices to treat runoff before it enters the storm drain system. A color/material board was also submitted.

Public Comment: N/A**Boardmember Discussion:**

All Boardmembers were in agreement that the proposed remodel/changes were great improvements to the Linden street frontage and to the property as a whole. They noted the building was nicely detailed and articulated.

Several Boardmembers felt the proposed body color for the shingles was too dark and that a lighter, more weathered gray shade would be a better fit.

Boardmember Johnson suggested that he would like to see a little more separation between the public sidewalk and private patio areas. All the Boardmembers were in agreement that the low planter wall used for the patios ought to be replaced with a slightly taller picket fence. Boardmember Johnson also suggested that a vine could be trained up the wing walls that separate the patios/entries for the ground floor units.

Boardmember Nomura shared the following comments on the proposed landscape plan:

- Provide a scale on the landscape plan;
- Some plants seem too crowded/close (like the Melalucas at the corner of Third and Linden and the dwarf tea shrubs under the stairs);
- The Cedars proposed along the Third Street frontage do not fit the rest of the landscape plan or the downtown beach character; and
- Consider retaining the Guadalupe Fan Palms (which are excellent specimens); relocate them to a new location on site and consider clustering them together.

Boardmember Nomura also recommended that the rear property line wall be removed and replaced with a new fence or wall.

Boardmember Reginato commented on the glass corner windows. He felt they did not match the architecture of the rest of the building and should be restudied. He also noted that he liked the palm trees along Third Street and hoped they would remain.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Nomura, to recommend preliminary approval to the Planning Commission with the following comments:

- Landscape plan should address the Board’s comments and return for final review;
- Revise the body color for the shingles to a lighter, more weathered shade;
- Provide a little more separation between the sidewalk and patios. Replace the patio walls with picket fences; and
- Revisit the corner windows.

VOTE: 3-0

OTHER BUSINESS: Franssen power pole removal: Boardmember Araluce asked staff to put together a short before and after photo presentation of the Palm Avenue/Willow Place intersection to show what an improvement removing power poles and overhead wires can have on a street frontage.

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held June 17, 2010.

ACTION: Motion by Boardmember Araluce, seconded by Boardmember Reginato to approve Action Minutes of June 17, 2010 as presented.

VOTE: 3-1 (Nomura abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF

- Carpinteria Valley Baptist Church Landmark Designation: Staff shared with the Board the City Council’s action to designate the Carpinteria Valley Baptist Church as City Landmark No. 7.

ADJOURNMENT

Vice Chair Reginato adjourned the meeting at 6:15 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, July 15, 2010 in City Council Chambers. All Boardmembers indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board