

## ACTION MINUTES

The meeting was called to order at \_\_\_\_\_ 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 7 interested persons were present.

**PRESENTATIONS BY CITIZENS** – None

### **PROJECT REVIEW**

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

Hearing on the request of Kent Heasley for Albertsons, Inc to consider preliminary review of an application to expand the existing Albertsons store into the former Rite Aid tenant space. The floor area of Albertsons would expand from 18,850 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:**

Following a presentation of the changes made since the last review, the Boardmembers provided the following comments:

Boardmember Johnson said that he was still not keen on the freeway sign or the 8-foot sign adjacent to Casitas Pass. Feels the secondary entrance/exit does not need to be lowered in height.

Boardmember Araluce indicated that if the Board was to consider a freeway sign, storypoles would need to be erected. He thought that the secondary entrance/exit should be lowered in height.

Boardmember Reginato does not favor the freeway sign and agrees that the monument sign out on Casitas Pass needed to be lowered. Would like to see the existing pines remain in the parking lot if possible.

Boardmember Nomura felt that all of the signs were aesthetically lacking and needed to be brought up to the higher standards of the new architectural elements. Would also like to see taller trees in the parking lot (sycamores or liquidambar); some of the existing plant materials in the parking lot need to also be changes to match the new. For the planters in front of Albertsons, kangaroo paw or a smaller variety of

flax should replace the proposed flax as it would grow to 5 or 6-feet and be too tall for that location.

**ACTION:** Motion by Boardmember Johnson , seconded by Boardmember Reginato, to recommend preliminary approval for the site plan, buildings, and landscaping with the following comments:

- Continue to study the primary entrance into Albertsons; and
- Reduce the height of Albertsons' secondary entrance/exit by 1.5 feet.

**VOTE** 4-0

**ACTION:** On a second motion by Boardmember Nomura, seconded by Boardmember Johnson, to continue review of the proposed signs to a future date. Boardmember Reginato will work with the applicant to provide comments prior to the next review. Storypoles will be required for the freeway facing monument sign and the Casitas Pass monument sign should be reduced in size.

**VOTE** 4-0

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## PROJECT REVIEW

2) Applicant: Tom Ochsner for David Thomas  
Project Number: 10-1557-ARB  
Project Location: 1290Vallecito Road  
Zoning: Single Family Residential (7-R-1)

Planner: Shanna Farley

Hearing on the request preliminary review of an application to remodel the exterior facade and front yard area of an existing two story single family residence. The proposed improvements to the site include installation of a new second floor balcony, replaced windows, new shutters, new paint, new front yard fence, new garage door, and garage trim details. The colors and materials would remain similar to those already existing, which include siding, brick and stucco. The size of the home would not be increased.

## DISCUSSION

Boardmembers agreed that the proposal would be a great improvement for the house. Boardmember Johnson thought the columns could benefit from additional detailing and that the buttercup yellow proposed for the body of the house could be toned down a bit.

Boardmember Reginato would like to see the new shutters carried around to the Ogan Street side of the house.

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Nomura to recommend Preliminary/Final for the proposal with the following comments:

- Add shutters to the Ogan side of the house;
- Tone down the house body color;
- Remove the gate arbor; and
- Add a brick or stone walkway from the street to the front door.

**VOTE 4-0** -----**OTHER BUSINESS:** None**CONSENT CALENDAR:**

- Action Minutes of the Architectural Review Board meeting held July 15, 2010.

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Nomura to approve Action Minutes of. July 15, 2010 as presented.

**VOTE:****MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None****MATTERS PRESENTED BY STAFF – None****ADJOURNMENT**

Chair Araluce adjourned the meeting at 7:15 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, August 12, 2010 in City Council Chambers. All four Boardmembers indicated they would be in attendance.

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Secretary, Architectural Review Board

**ATTEST:**

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Chair, Architectural Review Board