

ACTION MINUTES

The meeting was called to order at 5:32 p.m. by William Araluce, Chair.

ROLL CALL

Boardmembers present: Scott Ellinwood
Wade Nomura
Richard Johnson
Bill Araluce
Jim Reginato

Boardmembers absent: None

OTHERS PRESENT: Approximately 5 interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Seth Briskman, agent, for Richard and Bob Gobuty Planner: Nick Bobroff
Project Number: 08-1417-DP/PM/CDP
Project Location: 4716 Seventh Street
Zoning: Planned Residential Development (PRD-15)

Hearing on the request of Seth Briskman, agent, for Richard and Bob Gobuty to consider Case No. 08-1417-DP/TPM/CDP for preliminary review of a request to remodel and construct first and second story additions to an existing one-story single family dwelling, construct two new attached two-story dwelling units and subdivide the property for condominium purposes. Total square footage for three residences and associated garages would be 5,852 square feet. The property is a 10,997 square foot parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020 located at 4716 Seventh Street

DISCUSSION:

Project architect, Seth Briskman, clarified several aspects of the proposed plan for the Board. He explained that by building out to the front and side setbacks lines, he was able to create a larger, continuous common open space area. He also clarified that the first floor plates had been reduced from eight feet three inches to eight feet and the second floor plates had been reduced from eight feet three inches to seven feet six inches.

Public Comment

Ernest Sanchez, 4696 Seventh Street, sought clarification on the maximum height of the new condominium. He also commented that the total square footage of the three-unit condominium appeared to be larger than his three-unit complex (comprised of one two-bedroom unit and two three-bedroom units).

Boardmember Discussion

The Board was in agreement that the proposed design had made significant improvements since the last time it was before the Board, however, the Board also acknowledged that certain aspects of the design still required further study or refinement.

Boardmember Reginato's comments included the following:

- The wainscot on the front of Unit A should be reduced in height to the porch height;
- The Unit A front door should face the street;
- The new guest parking space location is a big improvement;
- Check with the Fire District regarding the stairs/landing in the side yard setback;
- Specify the retaining wall/fence treatment (applicant noted they would match the existing retaining wall/fence arrangement along the west (side) property line);
- Inquired to the number of public parallel parking spaces in front of the property (appears to be space for approximately three cars); and
- Inquired as to how the curved picket fences along the street frontage would be achieved (applicant noted picket fences would be used for the sides and hedges would be used to create the curved forms delineating the private yard areas.

Boardmember Ellinwood's comments included the following:

- Overall, he felt that aspects of the project had improved, including the site plan layout, the proposed paving materials and roof pitches. He noted however that the increased finished floor height created some awkwardness that must be resolved;
- Agreed with Boardmember Reginato that the wainscot on Unit A needed to be reduced in height to the porch level;
- The wainscot needs a cap at the top;
- Reorient the Unit A door to face the street, increase the width of the Unit A porch to be more in scale with the frontage and reduce the size of the windows next to the porch;
- Replacing many of the gable roofs with hip roofs would lower the perceived height of the structures at the street and the perimeter of the building;

Boardmember Johnson had the following comments on the project:

- Agreed with Boardmember Ellinwood's hip roof suggestion but clarified that the front porches should continue to use gable roofs;
- Elevations could use more structural detailing (i.e., braces, rafter tails, etc.);
- Furr the plate heights down around the garages or add some kind of exterior expression such as corbels or a trellis structure to add interest;
- The five-foot side yard setbacks are too small for such a large structure. Increase the side yard setback in places or break up wall planes;
- Find ways to further animate the side and rear elevations (i.e., windows, break-ups, etc.);
- Soften the foundation around the building with landscaping;
- Provide more detail for the treatment of the motor court (i.e., quality hardscape materials, landscape pockets, etc.); and
- If the Unit A front door is not oriented to the street, then consider adding a nice decorative window to the street-facing wall on the front porch.

Boardmember Nomura's comments included the following:

- Noted the raised wainscot could remain as is but need a cap at the top;
- The Unit A porch could use a decorative window;
- Prefer the gable roofs over a hip, or maybe just use a hip on the rear building element;
- Use landscaping to screen the building foundation. Switch the landscape plan around so that the

property utilizes lawn along the sidewalk frontage and transitions to taller, larger plantings as you move back into the lot; and

- The side elevations are too planar, particularly on the west elevation. Try to step in the second floor west elevation about two feet.

Boardmember Araluce added the following comments:

- Agreed with other Boardmember comments including stepping in the second floor west elevation and introducing more animation into side/rear elevations in general and studying the hip roof idea;
- Suggested that the front windows on the Unit A street elevation ought to be scaled down to a large picture window with sidelights;
- Provide better access to the common open space area from the motor court; and
- Use bold, rich colors to introduce some interest to the buildings.

After discussion on several items (such as the roof changes), the Board reached a consensus on recommended changes and took the following action.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson, to recommend a continuance to a future meeting date with the following comments:

- Reduce the height of the wainscot on Unit A to porch level;
- Add a cap to the top of the wainscot on both units;
- Widen the dimensions of the Unit A front porch;
- Add a feature window to the Unit A dining room (at the front porch);
- Replace the Unit A front windows with a large picture window with sidelights;
- Provide a better access way from the motor court of the common open space area in the rear yard;
- Add landscaping areas to the motor court;
- Add detailing over/around the garages, particularly the garage that faces the street (corbels, trellis, etc.);
- Add foundation plantings along the house to screen the foundation;
- Revise the landscape plan to start with lawn along the sidewalk and transition to taller, larger plantings as you get closer to the structures;
- Consider plantings along the property line walls (i.e., climbing vines);
- Restudy side/rear elevations, particularly the west elevation, add more animation. Pull back or break up some elements of the second floor west elevation;
- Replace all roof forms (except porches) with hip roofs. Maintain gable roofs for front porches; and
- Provide an updated color/material board. Select colors with richness and boldness.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held July 29, 2010.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Nomura to approve Action Minutes of the July 29, 2010 meeting.

VOTE: 4-0 (Ellinwood abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF - None

ADJOURNMENT

Chair Araluce adjourned the meeting at 6:45 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, August 26, 2010 in City Council Chambers. All Boardmembers indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board