

ACTION MINUTES

The meeting was called to order at 5:35 p.m. by William Araluce, Chair.

ROLL CALL

Boardmembers present: Scott Ellinwood
Richard Johnson
Bill Araluce
Jim Reginato

Boardmembers absent: Wade Nomura

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Bryan Pollard, AIA for John & Michaela Frontera Planner: Nick Bobroff
Project Number: 09-1517-DPA/CUP/CDP
Project Location: 4964 Sixth Place
Zoning: Planned Residential Development (PRD-20)

Hearing on the request of Bryan Pollard, agent/architect for John and Michaela Frontera to consider Case No. 09-1517-DPA/CUP/CDP for revised preliminary review of a request to construct a one-story 240 square foot addition to an existing residential triplex property. The addition would expand an existing two-bedroom unit into a larger two-bedroom unit. The property is a 7,020 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-312-024 located at 4964 Sixth Place.

DISCUSSION:

Bryan Pollard, architect, described the changes made to the triplex, including replacing the lattice work on the second floor deck of the duplex building with wood louvers.

Boardmember Discussion:

Boardmember Johnson suggested that the exterior stairway on the duplex be wrapped in stucco rather than left as is. He also suggested that the plate heights on the new addition could be raised up a little higher.

Boardmember Reginato agreed, stating that using black plastic mesh to screen the trash enclosure under the stairs seemed at odds with the quality construction being used for the rest of the triplex. He too suggested stucco or a similar solid material. He suggested the applicants consider re-organizing the garage assignments so that each unit has a garage space that is closer to the respective residence.

Boardmember Ellinwood felt the new entry addition ought to be raised at least two feet higher. He noted that with the extra height, perhaps a clerestory could be added to the addition. He agreed with the other Boardmembers that the lattice work on the stairs/fence/gates needed to be replaced with something more solid.

The Board discussed possible treatments for the duplex stairs and adjacent fence/gates. They asked the architect to consider a solid wall with contrasting gates and to detail the stairs in a manner that is complimentary to the architecture/detailing of the triplex.

The Board was also in agreement that the louvers proposed for the second floor duplex were fine.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Johnson, to recommend revised preliminary approval to the Director with the following comments:

- Raise the plate height on the new addition by a minimum of two feet;
- Try a clerestory element in the new raised section;
- Redesign the stairway and adjacent fence to screen the trash enclosure with a solid wall of approximately five feet in height and detail the stairway to be complimentary to the architecture of the duplex;
- Re-order the garage assignments to work better with the layout of the units; and
- Replacing the lattice with louvers on the second floor deck is acceptable.

VOTE: 4-0

PROJECT REVIEW

2) Applicant: Bill Shimer for Sprint/Clearwire
Project Number: 09-1538-CUPM/CDP
Project Location: 4558 Carpinteria Avenue
Zoning Commercial Planned Development (CPD)

Planner: Shanna Farley

Hearing on the request Bill Shimer agent for Sprint/Clearwire to consider Case No. 09-1538-CUPM/CDP for preliminary review of a request to install three panel antennas, one parabolic antenna, and RF screening within an existing rooftop cupola, install one parabolic antenna mounted within a proposed faux chimney and install an equipment cabinet upon the roof of the existing Best Western Inn located at 4558 Carpinteria Avenue. The proposed modifications would be in addition to the existing wireless facility already located on the site. The parcel is zoned Commercial Planned Development (CPD) and shown as APN 004-036-024.

DISCUSSION

The agent, Nick Gonzalez, explained the technology involved with the proposed antennas and basic requirements involved with the placement and positioning for optimum signal coverage. Mr. Gonzalez explained that certain materials are available to screen the antennas while allow radio frequency signals to pass through them. He explained the limitations of these types of screening materials and how they can typically be used in the types of wireless projects.

Boardmember discussion:

Boardmember Ellinwood began the discussion expressing concern with the cupola tower elements and explored options to reduce the visibility of the antenna by using textured or colored plexi-glass. He and other members felt that the antennas within the cupola should be better screened or relocated outside of the structure altogether.

Boardmember Araluce expressed concern with the location of any antenna or screening within the cupola. He felt that the cupola structure is the primary architectural feature on the building and should

not be modified as proposed in this application. Boardmember Araluce and Johnson agreed that the proposed RF screening did not respect the “fish tale” peak that currently exists within the arches. A discussion ensued, with the agent, regarding whether the antennas and screening could be recessed further, so as to better respect the style of the arches.

Generally, the Board also agreed that the proposed “faux” chimney should be redesigned to match other elements already existing on the roof. The Board was supportive of either the Spanish style arched faux chimneys or the smaller square tower along the western elevation.

The Board generally agreed they preferred that all of the antennas be placed within the existing structure so that they not to be visible from the exterior of the building. The Board also agreed that should another similar feature be designed to mimic the other elements of the building to house the antennas currently proposed in the cupola tower they would be supportive of this alternative.

Boardmember Johnson raised concerns with any new structures that would be excessively high as compared to the primary roof line. The Board also agreed that the proposed equipment cabinet would not cause a visual impact due to its low height and its location on the roof.

Overall, the Board felt that the architectural style of the structure was an asset to the area and should be valued through a well designed study of alternatives to the proposed screening elements.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato, to continue the review of the project to later date, with the following comments and direction from the Board:

- Study alternative locations for the four antennas shown within the cupola tower, considering first existing structures and elements;
- Study an “architecturally sympathetic” element like a Spanish chimney or other roof element to house the one antenna along the western elevation, using patterns and materials already existing on the structure; and
- Should another tower element be proposed, the height of the structure should be as low as possible.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held January 28, 2010.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to approve Action Minutes of. January 28, 2010.

VOTE: 3-0 (Araluce abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF

- Durtche Residence; 4791 Seventh Street: The Board reviewed the revised plans for the residence and indicated that the applicant/agent had adequately responded to their previous comments made during the preliminary review of the project.

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, February 25, 2010 in City Council Chambers. All Boardmembers indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board