

## **ACTION MINUTES**

The meeting was called to order at 5:30 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:** Six interested persons were present.

**PRESENTATIONS BY CITIZENS – None**

### **PROJECT REVIEW**

- 1) Applicant: Ray Ames for Mike and Susan Ahn Planner: Nick Bobroff  
Project Number: 09-1539-DP/CDP  
Project Location: 4848 Seventh Street  
Zoning: Planned Residential Development (PRD-15)

Hearing on the request of Ray Ames, agent, for Mike and Susan Ahn to consider Case No. 09-1539-DP/CDP for a final review of a proposal to demolish two existing residences and construct a two-story 2,742 square foot single family residence with an attached 696 square foot studio unit and three garage spaces totaling 747 square feet. Total square footage for the structure would be 4,185 square feet and the maximum height of the residence would be 25 feet in height from finished grade. The property is an 11,121 square foot parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-304-010), located at 4848 Seventh Street.

### **DISCUSSION:**

Project designer, Ray Ames, presented additional color options to the Board for the adobe veneer and walked the Board through the other changes made to the project. He clarified that the applicants hope to use copper gutters and downspouts for the front of the house, at a minimum.

Public Comment: None.

### **Boardmember Discussion:**

All of the Boardmembers were in agreement that their comments from the last meeting regarding the architectural plans had been satisfied and that overall, they were pleased with the design. The Boardmembers were also in agreement that the middle shade (“Carmelo”) was their preferred choice for the adobe veneer color.

Boardmember Ellinwood commented that the exterior plaster color ought to be a little darker and richer, closer in shade to the adobe veneer color. The submitted plaster color was a little too pink.

Boardmember Nomura commented on the submitted landscape and irrigation plans. He noted that they

were not at an acceptable level of detail for a larger project but that overall, they were sufficient for a small, owner-installed project such as this one. He did however ask that a more accurate landscape plan be prepared for the streetscape/front yard showing the plant materials sized at a five to ten-year maturity so that the Board could better understand how the landscaping relates to the residence. He also asked that hardscape notes, materials, etc. be made consistent between the architectural and landscape plans.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Ellinwood, to recommend Final Approval with the following conditions:

- Use the Carmelo color for the adobe block;
- The exterior plaster color should be darker and richer, approximately a shade lighter than the adobe veneer color (no pink tones);
- Ensure hardscape notes, call-outs and materials are consistent between the architectural and landscape drawings; and
- A revised Landscape Plan detailing the front (streetscape) of the property is to be drawn on a base sheet provided by the architectural designer and show plant material sized at a five to ten-year maturity. This revised plan will be reviewed at the Community Development Counter.

**VOTE** 5-0

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## **PROJECT REVIEW**

- 2) Applicant: Matt Roberts, Director of Parks and Recreation    Planner: Steve Goggia  
Project Number: 10-1549-ARB  
Project Location: 5103 Carpinteria Avenue  
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Matt Roberts, Director of Parks and Recreation for the City of Carpinteria to consider Case No. 10-1549-ARB for preliminary review of a proposal to reconfigure the parking, landscape and hardscape at the City's recently renovated Seaside Building. The property is a 15,600 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 004-047-001), located at 5103 Carpinteria Avenue.

### **Public Comment:**

Following review of the proposal by staff and the applicant, David Griggs representing the Carpinteria Valley Museum of History expressed a concern with the removal of the pine trees adjacent to the southern property line. He indicated that the mature trees served as a wind and visual screen for the museum grounds.

### **Boardmember Discussion:**

Boardmembers agreed that an arborist report (tree assessment) was needed to determine the type and health of these trees. It was also noted that a tree removal plan was in order as the trees are currently not called out on the plans. All trees should be noted on the plan, with brief disposition as to remain, relocate, or remove.

The Board also made the following recommendations:

- Have plans checked for ADA compliance;
- Curvilinear benches should be sectioned so as not to serve as a skateboard grind rail;
- Consider additional pedestrian access from the parking area to the turf;
- Turf should replace the screen garden plants on the north east corner of the property to connect with the library lawn; and
- Consider a linear trellis behind the bench looking out to the Torrey pine.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Nomura, to continue the review to a later date so that the plans could be revised per the comments above.

**VOTE** 5-0

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

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

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Araluce to approve Action Minutes of April 29, 2010 as presented.

**VOTE:** 4-0 (Nomura Abstain)

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None**

**MATTERS PRESENTED BY STAFF**

The Board provided comments regarding temporary signs to be used at First Friday events.

**ADJOURNMENT**

Chair Araluce adjourned the meeting at 7:00 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, June 17, 2010 in City Council Chambers. Boardmember Nomura indicated that he would be absent; all others would be in attendance.

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Secretary, Architectural Review Board

**ATTEST:**

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Chair, Architectural Review Board