

## **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:** Two interested persons were present.

**PRESENTATIONS BY CITIZENS** – None

### **PROJECT REVIEW**

- 1) Applicant: Richard Johnson for Rene Topalian      Planner: Nick Bobroff  
Project Number: 08-1473-ARB  
Project Location: 5570 Calle Ocho  
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Richard Johnson agent for Rene Topalian to consider final review of a request to remodel an existing single family dwelling and construct a new second floor addition. The proposed scope of work includes the construction of a new 702 gross square foot second floor addition, an interior remodel of the existing residence, the replacement/relocation of the existing doors and windows, the relocation of the driveway and garage door and the installation of a new six-foot high wood fence around the side and rear property lines. A new four-foot high wood rail fence is also proposed along the frontage, behind the front setback. A new trellis would be constructed over the garage entry and a portion of the walkway from the driveway to the front entrance. The subject property is zoned Single Family Residential (6-R-1) and has a Land Use Designation of Low Density Residential (LDR).

### **DISCUSSION:**

Richard Johnson, agent for the Topalians clarified that the rear window on the second floor, south elevation was not entirely eliminated but was instead moved around the corner to the east elevation of the second floor. The landscape architect, Charles McClure presented a revised landscape plan for the Board's review and also clarified that the new patio wall would be 42 inches high rather than 48 inches.

The Board felt that the changes made to the project adequately responded to their previous comments. The Board also noted that they preferred that the trellis along the garage frontage and walkway be maintained as part of the design. The Board also noted they were fine with the height and location of the 42-inch high patio wall.

Boardmember Nomura suggested some of the plantings along the front yard be shifted back, closer to the patio wall to help obscure the wall. He also suggested the Magnolia tree be shifted over towards the wall and that the society garlic be swapped out with star jasmine. He noted any changes to the landscape plan can be reviewed over the counter.

Boardmember Ellinwood suggested the front windows on the south elevation, second floor be three two-foot windows with no mullions, so that they would be consistent with the windows around the corner on the west elevation.

Boardmember Araluce asked the architect to provide a detail for the copper curb/waterproofing at the southwest corner window box. He also noted that the architectural details are shown on sheet 9 rather than sheet 7.

The Board discussed the front yard fence and agreed that a post and rail fence with a maximum height of 36 inches to the top of rail would be better suited for the frontage. They noted the posts could extend four inches or so above the top of rail.

**ACTION:** Motion by Boardmember Ellinwood, seconded by Boardmember Nomura, to recommend final approval with the following comments:

- Make the windows at the southwest corner of the second floor consistent (no break-ups, use two-foot single-light windows);
- Provide a detail for the waterproofing at the southwest corner window box;
- Keep the trellis;
- The 42” patio wall is okay;
- The wood fence along the front yard should be reduced to a height of 36 inches to the top of the rail; and
- Incorporate Boardmember Nomura’s landscape changes into the plans.

**VOTE** 4-0 (Johnson abstain)

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**OTHER BUSINESS: NONE**

**CONSENT CALENDAR:**

- Action minutes of the Architectural Review Board meeting held February 26, 2009.

**ACTION:** Motion by Boardmember Nomura, seconded by Boardmember Ellinwood to approve Action Minutes of. February 26, 2009 as presented.

**VOTE:** 5-0

- Action Minutes of the Architectural Review Board meeting held April 16, 2009.

**ACTION:** Motion by Boardmember Nomura, seconded by Boardmember Araluce to approve Action Minutes of. April 16, 2009 as presented.

**VOTE:** 4-0 (Ellinwood abstain)

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

**MATTERS PRESENTED BY STAFF** – The copper roof seam of the Visitor Host Kiosk was brought back, with Matt Roberts, Parks and Rec Director requesting the Board to consider a low-profile standing seam with small-scale roof cap. The Board was ok with this option, also suggesting that Mr. Roberts check with Andy Neumann to inquire about the detail used for the City of Santa Barbara’s beach area parking lot kiosks.

**ADJOURNMENT**

Chair Araluce adjourned the meeting at 6:15 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, May 14, 2009 in City Council Chambers. Boardmember Nomura indicated that he would not be in attendance for this meeting.

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Secretary, Architectural Review Board

**ATTEST:**

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Chair, Architectural Review Board