

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
Bill Araluce
Jim Reginato

Boardmembers absent: Richard Johnson

OTHERS PRESENT: No one other than the applicant was present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

1) Applicant: Tim Milham Planner: Nick Bobroff
Project Number: 10-1540- ARB/CDP
Project Location: 4658 Ninth Street
Zoning: Single Family Residential (4-R-1)

Hearing on the request of Tim Milham, applicant, to consider Case No. 10-1540-ARB/CDP for preliminary review of a proposal to demolish an existing single family residence and construct a new two-story 2,022 square foot single family residence with attached garage. Maximum height of the residence would be 24 feet six inches. The property is a 4,860 square foot parcel zoned Single Family Residential (4-R-1) and shown as APN 003-242-014 located at 4658 Ninth Street.

DISCUSSION:

As part of the staff report presentation, staff noted that house and porch need to be set back in order to meet front setback requirements. The applicant indicated that he would be amendable to this.

The Board thanked the applicant for making the effort to re-invest in the Ninth Street neighborhood and cleaning up the property. They did however, feel the proposed residence needed significant revisions in order to be more aesthetically pleasing and more usable for future residents.

Boardmember Ellinwood made a number of suggested revisions and presented to the Board and applicant a conceptual sketch for a revised floor plan and elevations. His specific comments included the following:

- In order to break up the blank wall elevations (side and rear), the second story could be moved forward on the lot;
- The resulting one story element on the rear elevation could then be roofed with a hip or gable;
- Pull the porch back, so that it aligns with the front wall of the house;
- Replace the two smaller gable roofs over the ground floor with one larger hip or gable roof that spans the entire ground floor;
- Align the porch opening and stairs with the main entry to the house; span the width of the porch and only use posts at the corners;
- Locate windows/porch columns so that posts do not block views from windows or doors;
- Utilize two-foot roof eaves all around; and

- Consider reorganizing the interior floor plan so that the family/living/dining room(s) open up to a more usable part of the yard area (and provide outdoor living area) and to gain interior access from the garage to the house.

The other Boardmembers were in agreement with Boardmember Ellinwood's comments. Boardmember Nomura added the following comments regarding the proposed landscape plan:

- Utilizing yarrow as the groundcover in the front yard may be problematic; consider something else that is more traffic-friendly (suggestions included using santa barbara daisy or dymondia in place of the yarrow);
- Since the house will be moved back to meet setback requirements and result in a larger front yard, consider adding a tree (suggested tree: 15 gal. maytens);
- Consider replacing the flax with a dwarf flax variety more appropriately sized to the space; and
- For final ARB plans, be sure to include plant notes, including quantities, container sizes, spacing requirements and any special instructions.

Boardmember Araluce added that the frontage could benefit from a low picket fence to help define the private yard area. He also suggested that the applicant explore a more bold color palette for the residence.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato, to recommend continuance to the April 15th meeting with the following comments:

- Strongly encourage the applicant to use the sketches provided by the Board as a general guide for a redesign of the project (see drawings in the project file dated 3/11/10);
- Rearrange the interior floor plan so that the family/dining room(s) have direct access to the rear yard;
- The depth of the porch should be reduced so that the leading edge of the porch is in line with the leading edge of the house;
- The house and front porch must be moved back in the lot to meet the required front setback;
- Rearrange the front porch so that it better aligns with the entry and so that posts do not block windows or doors;
- Replace the two small windows on the second floor front elevation with one larger window;
- Move the second floor forward on the building to help break up wall planes;
- Address Boardmember Nomura's landscape plan comments;
- Consider adding a low picket fence to the property frontage; and
- Select bolder and richer colors for the exterior color palette.

VOTE 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held February 11, 2010.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to approve Action Minutes of. February 11, 2010 as presented.

VOTE: 3-0 (Nomura abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF

Carpinteria Medical Clinic new electric panel enclosure: The Board recommended that the doors include styles and rails to give the appearance of wood and match the existing architecture.

Boardmember Reginato made the comment that the 9th Street bridge looks in poor shape and should be inspected by Public Works.

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

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board