

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: Approximately 16 interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Peoples' Self-Help Housing Corporation Planner: Steve Goggia
Project Number: 10-1543-DP/CDP
Project Location: 4096 Via Real
Zoning: Commercial Planned Development with a Residential Overlay (CPD/R)

Hearing on the request of Peoples' Self-Help Housing Corporation, to consider continued preliminary review of the Casas de las Flores project proposal to remove the existing travel trailers at the Carpinteria Camper Park and demolish one single family residence in order to construct 43 apartment units and a 4,346 square foot community center. The 2.68-acre property is zoned Commercial Planned Development with a Residential Overlay (CDP/R) and is shown as APNs 004-013-18, 19 and 20.

Public Comment:

Following a presentation by staff and the applicant, Bob Gobuty had several questions regarding the affordability of the apartments, the disposition of the existing tenants and the amount of parking that is proposed to be provided on site.

Kathleen Lord spoke in favor of the proposal, although questioned the placement of the storm water treatment and detention basin adjacent to Via Real. She indicated that she would like to see the existing palms used on site and suggested that outdoor laundry drying areas be worked into the plan.

Boardmember Discussion:

Boardmember Nomura indicated that he thought it is a great project and that the interior linear walkways are fine given the narrow interior green space. He thought the *Metrosideros* species is a little heavy for planting within the project interior. Regarding the reuse of the existing *Washingtonia* palms, he indicated that the tall palms are nearing the end of their life and suggested it would be better start with newer landscape plants. He noted that several smaller palms are proposed to be replanted within the project.

Boardmember Ellinwood commended the project architects, saying that the project keeps getting refined. He indicated that it makes sense to place the detention basin adjacent to Via Real.

Boardmember Reginato concurred with the others, will be looking to see the detail drawings when the project returns for a final review.

Boardmember Araluce also concurred with the comments made by the board.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato, to recommend preliminary approval to the Planning Commission as submitted.

VOTE 4-0

PROJECT REVIEW

- 2) Applicant: Seth Briskman, agent, for Richard and Bob Gobuty Planner: Nick Bobroff
Project Number: 08-1417-DP/TPM/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 continued 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 designer, Seth Briskman, described the changes made to the project and presented the proposed color/material samples to the Board.

Public Comment:

None

Boardmember Discussion:

Overall, the Board was pleased with the revised project, noting that the designer incorporated most of their comments into the design. The Board was particularly pleased with the revised roof forms and the treatment of the west (side) elevation.

Boardmember Ellinwood noted that he would still like to see something done to the street-facing garage such as a small trellis or training a climbing vine up and around the garage door. He also noted that the front porches could be improved by incorporating columns into both sides of both porches. With respect to colors, he asked that the applicant introduce a little more contrast between the colors. He also suggested the trim color be more of a cream shade or possible a dark brown.

Boardmember Nomura suggested that the boxwood hedges surrounding the private yard areas be squared up and pushed out towards the sidewalk to create a little more usable space in the private yards. He also suggested that the Japanese Maple be reconsidered as it would stay relatively small for a long time and it is the only plant element with any height proposed along the street frontage. Boardmember Nomura agreed with Boardmember Ellinwood, noting that the potted plants in the motor court would probably not do well and that creating small planter pockets and training a vine to climb the walls and possibly a trellis around the Unit B garage would be more successful.

Boardmember Reginato asked for more detail regarding the stone cap on the wainscot and locations/details for exterior lighting. He agreed the potted plants could be eliminated from the motor court but the Unit B garage facing the street needed some kind of articulation, detailing, landscape treatment or similar.

Boardmember Araluce reiterated many of the other Boardmembers' comments.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Nomura, to recommend preliminary approval to the Planning Commission with the following comments:

- Add decorative columns to both sides of both front porches;
- Add a trellis or landscape feature around/above the Unit B garage;
- Select exterior body colors with more contrast from one another. Restudy the proposed trim color;
- Address Boardmember Nomura's landscape comments:
 - Square up and pull out towards the sidewalk the boxwood hedges;
 - Consider replacing the Japanese maple with a faster growing tree or select a large mature specimen.

VOTE 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

Action Minutes of the Architectural Review Board meeting held August 12, 2010.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Nomura to approve Action Minutes of. August 12, 2010 as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL

Islands Apartments Revisions: Staff briefly presented the revised Islands Apartments project to the Board. The Board was supportive of the changes as shown.

MATTERS PRESENTED BY STAFF

Staff showed the Board a proposal to modify the architecture of two residences at Mission Terrace Estates. The Board was pleased with the proposal.

ADJOURNMENT

Chair Araluce adjourned the meeting at 6:50 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, September 16, 2010 in City Council Chambers. All Boardmembers indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board

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
William Araluce
Jim Reginato

Boardmembers absent: None

OTHERS PRESENT: Three interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Michelle Robertson, CUSD
Project Number: 10-1562-DPR/CDP
Project Location: 5201/5241 Eighth Street
Zoning: Community Facility (CF)
- Planner: Jackie Campbell

Hearing on the request of Carpinteria Unified School District and Hutton Foundation to revise the existing approved Development Plan for the Main Family Resource Center. The revisions include the addition of an Infant and Toddler Day Care Center and ancillary play area to be enclosed within the existing brick walled area near the intersection of Eighth Street and Walnut Avenue. The wall will be increased in height to meet licensing standards by attaching planter boxes to the existing top of wall. In addition, a Children's Learning Garden of raised planting beds and boxes, fruit trees, walking paths and some native plant landscaping will be added to the existing grass area near the intersection of Palm Avenue and Sixth Street. A pee-wee soccer field is also proposed. New structures include garden sheds that will be located on the interior of the property, along the west edge of the parking lot.

Following a brief presentation by staff, Michelle Robertson and Pam Hamlin representing the Carpinteria Children's Project, indicated that they propose to plant rosemary and geraniums in the planter boxes installed atop the existing brick wall enclosing the yard for toddlers and that an additional fence adjacent to Walnut Avenue would need to be installed to create an outdoor area for infants. They asked the Board for recommendations on what that fence might look like. They also described the types of plants (e.g., corn, pumpkins, sunflowers) that would be incorporated into the Children's Learning Garden and indicated that the proposed garden sheds would be custom built wood structures. Finally, they added that the pee wee soccer field would be available for public use, as the play equipment is now.

DISCUSSION:

Boardmember Nomura indicated that although he appreciates the way the Children's Learning Garden is laid out, he has a concern that the perimeter plantings may be too dense to allow a line of sight into the area. Spacing the plants farther apart may be appropriate. He also noted that in addition to the wooden

planter boxes appearing too heavy atop the brick wall, water from the weep holes would stain and possibly compromise the wall. He suggested using brick pilasters with wrought iron to extend the height of the wall. He also suggested that it would be best to use the same theme (chain link fence screened with hedge plantings) to screen the infant yard area along Walnut Avenue. He also thought that installing (hooded) security lights on motion sensors was a good idea. However, a detailed site plan will be needed before the project can proceed to the Planning Commission.

Boardmember Johnson agreed with all of the comments made by Boardmember Nomura. He stated that he did not see the need for 13” high planter boxes on top of the brick wall when the wall height only needs to be increased a much shorter distance to meet licensing requirements. He added that landscape plantings are needed to screen the existing portable buildings along Palm Avenue. Lastly, he suggested that details of the garden sheds would need to be brought to the Board.

Boardmember Ellinwood also agreed with the previous comments and added that he would like to see the proposal for the garden sheds and that the existing planter boxes could be used elsewhere on site, perhaps to support plants to screen the portable buildings. He asked if the area within the toddler yard could be regarded so as to achieve the minimum 48” height or whether another course of bricks on top of the existing wall could be designed. He suggested that the fence for the infant yard should look similar to other fence/wall components of the site.

Boardmember Araluce agreed with the other Boardmembers’ comments. He suggested that for the infant yard, a chain link fence with a hedge on the outside could be used to match what exists elsewhere on the site.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Nomura, to recommend preliminary approval to the Planning Commission with the following comments:

- Restudy the top of the brick wall, consider additional brick pilasters with wrought iron to increase the height;
- Use the planter boxes elsewhere on the property;
- Continue the chain link fence with box hedge to screen the infant yard;
- Provide sight lines through the fence and screen plantings for the Children’s Learning Garden;
- Use a natural wood for the garden sheds; and
- Return for an in-progress review.

VOTE 4-0 (Reginato recused)

OTHER BUSINESS: None

CONSENT CALENDAR:

Minutes of August 26, 2010

ACTION: Motion by Boardmember Nomura, seconded by Boardmember Araluce to approve Action Minutes of August 26, 2010 as presented.

VOTE: 3-0 (Johnson abstained, Reginato absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF – None

ADJOURNMENT

Chair Araluce adjourned the meeting at 6:10 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, September 30, 2010 in City Council Chambers. Boardmember Nomura indicated he would not be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board