

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

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.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board

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 (arrived for item #2)
Bill Araluce
Jim Reginato

Boardmembers absent: Wade Nomura

OTHERS PRESENT: Approximately eight interested persons were present.

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

1) Applicant: Robert Durtche Planner: Nick Bobroff
Agent: Barry Horwitz
Project Number: 09-1524-DP/CUP/CDP
Project Location: 4791 Seventh Street
Zoning: Planned Residential Development (PRD-20)

Hearing on the request of Barry Horwitz, agent for Robert Durtche to consider Case No. 09-1524-DP/CUP/CDP for final review of a request to remodel the existing single family residence and construct first and second-floor additions totaling 1,619 square feet. The new total square footage of the residence would increase to 2,655 square feet and the maximum height of the residence would increase to approximately 25 feet six inches. The property is a 6,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-303-006 located at 4791 Seventh Street.

DISCUSSION:

Barry Horwitz reiterated the changes made to the project in response to the Board's comments at the preliminary review meeting.

The Board was in unanimous agreement that the changes made to the project adequately responded to their concerns and that the plans appeared acceptable as submitted.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Ellinwood, to recommend final approval as submitted.

VOTE 3-0 (Johnson and Nomura Absent)

PROJECT REVIEW

2) Applicant: Kent Heasley for Albertsons, Inc Planner: Steve Goggia
Project Number: 10-1547-CUP/DPM
Project Location: 1012 & 1018 Casitas Pass
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Kent Heasley for Albertsons, Inc to consider preliminary review of plans to expand the existing Albertsons store into the former Rite Aid tenant space. The floor area of Albertsons would expand from 18,850 sq. ft. to 40,290 sq. ft. New architectural elements would be built outside of the existing storefront at Albertsons and at several other locations within Casitas Plaza in order to update and unify the shopping center. The parking lot would be reconfigured to provide a pedestrian path running in an east/west direction across the site. New signs are also proposed. The site is 8.36 acres in size, zoned Commercial Planned Development (CPD) and is identified as APN 001-070-063.

Following a brief presentation by staff and the applicant's team, the Board provided comments on the proposal. No members of the public were present for this item.

DISCUSSION:

Boardmember Ellinwood:

- Suggested that the colored and scored concrete pedestrian path through the parking lot could be porous material, either poured concrete or concrete blocks;
- Has a concern that there is no architectural feature south side of Albertsons; would like to see the full elevation of the building with the next submittal;
- Could not recommend approval of a pole sign but could consider a monument sign, if consistent with other businesses along the freeway; and
- Appreciates that the vending machines are hidden behind the architectural elements, although would not like to see signage on the windscreens – keep glass clear.

Boardmember Reginato:

- Could not recommend approval of the pole sign, look to other options;
- Would like to see the Casitas Pass monument sign reduced in size and without the individual tenant names;
- Would like to see additional landscaping with some taller plant types;
- Noted that the stop sign/stripe heading north at the pedestrian path was in the wrong location;
- Would like to see the three parking spaces directly in front of Albertsons be eliminated;
- Suggests that the driveway width for the exit only out to Carpinteria Avenue be reduced in width so that it appears as a single isle, additional landscape here would help;
- The architecture at Albertsons' entrance looks awkward; would also like to see the entire east wing in one elevation;
- Stone bases should be darker in color;
- Just clear glass at the Albertsons' Entrance/Exit; and
- Agrees that a trellis should be used on either side of the Albertsons' entrance.

Boardmember Johnson:

- Suggests red brick pavers for the pedestrian path;
- Would be ok with major tenants on the Casitas Pass monument sign;
- Use a similar/smaller wood sign at the Carpinteria Avenue driveway;
- An Albertsons sign on the building facing the freeway would be ok; and
- Would like to see alternatives to the eyebrow from the existing roof canopy.

Boardmember Araluce:

- Not so enamored with the style of architecture, the arches seem forced especially at the Albertsons' entrance;
- Perhaps a trellis element on either side of the entry tower would work;
- The battered walls are not necessary, likes the idea of a darker stone base;
- Landscape and Lighting Plans look good;
- Would like to see the Casitas Pass monument sign lowered a foot or two; and
- The Carpinteria Avenue sign needs to look like the Casitas Pass sign.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson, to continue the item to the Board's July 1st hearing date with the applicants to return with revised plans addressing the Board's comments.

VOTE 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held May 27, 2010.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to approve Action Minutes of May 27, 2010 as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF – None

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, July 1, 2010 in City Council Chambers. Boardmember Ellinwood indicated he would not be present.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board

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