

Boardmember Ellinwood noted that it would be important to adequately recess doors and windows into the building walls to be architecturally consistent with the chosen building style. He added that window sills should be sloped slightly downward to help emphasize the recesses around the windows; developing the architectural details will be important. He also suggested that plaster be used instead of the adobe veneer on the balcony wall above the breezeway.

Boardmember Johnson recommended that a less contrasting shade be selected for the adobe veneer. He also noted that the roof plan did not match the elevation drawings and suggested the applicant consider revising the roof over the rear balcony in order to let in more light.

Boardmember Araluce suggested revising the roof overhangs on the balconies.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato, to recommend a revised preliminary approval with their comments attached.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

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

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

VOTE: 4-0-1 (Johnson abstain)

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, April 15, 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 5:35 p.m. by William Araluce, Chair.

ROLL CALL

Boardmembers present: Scott Ellinwood
Wade Nomura
Richard Johnson
Bill Araluce
Jim Reginato

Boardmembers absent: None

PRESENTATIONS BY CITIZENS – None

PROJECT REVIEW

- 1) Applicant: Erinn Peterson, GPA Planner: Jonathan Leech, Dudek
Project Number: 09-1500-CUP/CDP
Project Location: Highway 101 between Mobil Pier Undercrossing in
Ventura County to ½ mile west of Bailard Avenue in Carpinteria

Hearing on the request of Erinn Peterson, GPA Environmental, agent for the California Department of Transportation (Caltrans), to consider final review of a proposal to construct High Occupancy Vehicle (HOV) lanes within the existing median along a six-mile segment of US 101 between Mobil Pier in Ventura County and Casitas Pass Road in Santa Barbara County. The proposed project would provide six total travel lanes (three northbound and three southbound) as well as 10-foot medians and shoulders through the communities of Mussel Shoals, La Conchita, Rincon and the City of Carpinteria. The project length within the City of Carpinteria is 2.2 miles.

DISCUSSION:

Following a brief presentation from the applicant and agent, Boardmember Nomura suggested that a native tree such as oak, sycamore, ironwood or Catalina Cherry be used over the Atlantic Cedar or cypress as they have shallower roots and tend to come down during storm events.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato, to recommend final approval with the incorporation of the noted landscape suggestions.

VOTE 5-0

PROJECT REVIEW

- 2) Applicant: Bryan Pollard, AIA for John & Michaela Frontera Planner: Nick Bobroff
Project Number: 09-1517-DPA/CUP/CDP
Project Location: 4964 Sixth Place
Zoning: Planned Residential Development (PRD-20)

Hearing on the request of Bryan Pollard, agent/architect for John and Michaela Frontera to consider Case No. 09-1517-DPA/CUP/CDP for final review of a request to construct a one-story

240 square foot addition to an existing residential triplex property. The addition would expand an existing two-bedroom unit into a larger two-bedroom unit. The property is a 7,020 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-312-024 located at 4964 Sixth Place.

Discussion:

Bryan Pollard, architect, discussed the changes made to the project. He submitted a revised site plan showing that the garages assignments had been reorganized to better relate to the units. He also submitted notes for the new proposed landscaping and a new color/material board for the project.

Public Comment:

None

Boardmember Discussion:

The Board was in unanimous agreement that the changes made to the project resulted in an improved design.

Boardmember Nomura offered several minor comments for the landscape improvements. He asked that plant quantities, container sizes, spacing and basic irrigation notes be provided. Overall he noted that the proposed plant palette was fine. He requested that the existing hedge be labeled on the plans as a Eugenia hedge.

Boardmember Reginato recommended that spacing on the new fence be limited to no more than 1/4" between boards. He also suggested that the architect use a consistent flashing material (copper was recommended given the proximity to the beach) and that details #6 (add a z-bar) and #2 (weep screed should extend 1" below abutment) be re-examined.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson, to recommend final approval of the project with the following comments:

- Provide plant quantities, container sizes and spacing for the landscape plan;
- Provide basic notes for the irrigation system; and
- Consider using a consistent flashing material (copper recommended).

VOTE: 5-0

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

Planner: Nick Bobroff

Hearing on the request of Tim Milham, applicant, to consider Case No. 10-1540-ARB/CDP for continued preliminary review of a proposal to demolish an existing single family residence and

construct a new two-story single family residence with attached garage. Total square footage for the residence and garage would be 1,877 square feet. Maximum height of the residence would be approximately 25 feet. 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:

Chris Wells, project designer, and Tim Milham, applicant, described the changes made to the project including the revised landscape plan and new colors/materials.

Public Comment:

None.

Boardmember Discussion:

Generally, the Board felt the project had made major improvements since its initial review by the ARB. However, the Board still had several primary concerns that needed to be addressed and a number of secondary suggestions for further refinement of the project.

The Board agreed that the exposed stem wall along the project frontage needed to be obscured or hidden. Suggested options included using a stone veneer or placing a raised planter bed in front of the stem wall. The Board also felt that the porch columns were too spindly as shown and needed to be beefed up. The Boardmembers agreed with CDD staff that the proposed shed roof on the project frontage was awkward and needed to be restudied. After several different options were suggested, the Board ultimately found that they preferred the hip roof alternative over the submitted design and the gable roof alternative and directed the applicant to pursue this design.

The Board also noted that the proposed loden green color for the exterior body was acceptable and several of the Boardmembers indicated the garage door style should mimic that shown in the hip roof alternative rendering.

Suggestions for additional revisions to the project included the following:

- Interior stair layout to second floor relative to entry and adjacent windows is awkward; front wall of house could be moved forward to help mitigate this;
- Consider layout of great room for furniture;
- Exit/landing in side yard could be removed. Interior floor plan of the laundry room could be re-worked to accommodate mechanical equipment, which would open up more area in great room;
- Replacing the French doors on the rear deck with sliding doors would provide more maneuvering space on rear deck;
- Utilize a consistent eave depth throughout; 24" eaves would be ideal;
- Ground floor plate heights could be lowered slightly or window head heights raised up;
- Relocating the rear French doors to the west elevation may function better given the layout of the rear deck;
- Consider increasing the size of the rear deck to provide a larger, more usable area;
- Re-consider the roof plan for the rear deck and re-locate columns accordingly; and
- The front porch is overly large and could be reduced in size.

ACTION: Motion by Boardmember Nomura, seconded by Boardmember Araluce, to recommend preliminary approval to the Community Development Director with the following comments:

- Develop working drawings for the hip roof alternative;
- Exposed stem walls on the front elevation must be screened. Options include covering the stem wall with a stone veneer or building a raised planter in front of the stem wall. On all other elevations, the stem wall should be finished (i.e., stucco) and painted;
- Make the porch columns more substantial (i.e., 8x8).

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

Action Minutes of the Architectural Review Board meeting held March 25, 2010.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Nomura to approve the Action Minutes of. March 25, 2010 as presented.

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF

Staff got confirmation from the Board that they would like to be put on the email distribution list for the City’s ADVANCE newsletter.

ADJOURNMENT

Chair Araluce adjourned the meeting at 7:15 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, April 29, 2010 in City Council Chambers. With the exception of Boardmember Nomura, all Boardmembers indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board



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