

## 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:** Approximately 12 interested persons were present.

**PRESENTATIONS BY CITIZENS – None**

### **PROJECT REVIEW**

- 1) 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 final 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**

Tim Milham, applicant, presented the color/material samples, including a cut sheet for the garage door to the Board. He also clarified that the windows would have break-ups, as shown in the "California Coast Residential Design" (CCDR) drawings as opposed to the structural plans prepared by "Skyline."

#### **Boardmember Discussion:**

Generally, the Board felt the project had moved in positive direction but there were still issues that needed resolving. Additionally, the Board noted numerous inconsistencies between the structural factory drawings and those of the designer.

Boardmember Johnson asked that the garage door be drawn correctly on the plans (i.e., 7' door and 9' plates). He also noted that eave overhangs ought to be consistent throughout and the gable ends on the second floor should have the same treatment on the front and rear elevations. He noted the front porch stairs/opening could be a bit wider. He felt the proposed colors/materials were okay but asked whether the ground floor would benefit from the addition of a crown molding under the roof eave.

Boardmember Ellinwood seconded many of Boardmember Johnson's comments. He added a suggestion

to change the garage roof pitch to 3:12 to match the pitch used on ground floor of the house. He also asked that the locations and dimensions of foundation/garage vents be shown on the elevation drawings.

Boardmember Reginato asked that the shutters used on the house reflect those shown on the CCDR drawings and not the ones shown in the photo on the details sheet.

Boardmember Nomura noted that the rear exit/stairs would benefit from a larger landing. He also felt the side yard exit/landing could be eliminated and replaced with a window. He pointed out that the elevation drawings/floor plan and site/landscape plans show different layouts for the location and dimensions of the front porch. He asked that they be made consistent. With respect to the landscape plan, he asked that the symbols and plant quantities shown on the plan better match the planting plan. He also asked that a cut sheet be provided for the picket fence and that the walkway dimensions be shown more accurately on the plan.

Several of the Boardmembers suggested revising the second floor gable roof to instead be a hip roof, however after further discussion amongst the Board and at the request of the applicant, the existing gable was allowed to remain.

**ACTION:** Motion by Boardmember Ellinwood, seconded by Boardmember Reginato, to recommend final approval with the condition that the custom plan set be revised to show all elements of the design including site plan, elevations, landscape plan, architectural details, lighting, etc. with the following revisions:

- Provide consistent roof overhangs (22 inches) for the entire structure;
- Eliminate the soffit returns on the second floor gable ends;
- Use shingles on the second floor gable ends;
- Shutter detail to be as shown on the “California Coast Residential Design” plans;
- Garage roof to also be a 3:12 slope;
- Remove center post from the front porch and widen the stairs so that they line up with the left window jam;
- Garage door to be seven feet tall with window section on top;
- Stone veneer to return to garage on right side and wrap around at least two feet on the left side;
- If possible widen the rear stairway; and
- Clarify the landscape plan to show correct symbols, plant types and quantities.

**VOTE: 5-0**

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## PROJECT REVIEW

2) Applicant: Carpinteria Children’s Project  
 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 for preliminary in progress review to revise the existing approved Development Plan for the Carpinteria Children’s Project (formerly Main Family Resource Center). The revisions include the

addition of an Infant and Toddler Day Care Center and ancillary play areas. The toddler yard would be within the existing brick walled area near the intersection of Eighth Street and Walnut Avenue; a 12-inch course of iron pickets would be added to the wall to meet licensing standards for height. In addition, an infant play area would be created along the west side of the building facing Walnut Avenue, immediately south of the toddler yard. This area would be enclosed with a four-foot high chain link fence and shrub type landscape plants. A garden shed is also proposed within the interior of the property. The property is zoned Community Facility (CF) and shown as APNs 004-170-003, 004 and 001-170-021 located at 5201 and 5241 Eighth Street.

Landscape Architect Charles McClure presented modifications to the project based on comments from the previous meeting.

**Public Comment:**

Neighbors Pamela and Barry Enticknap requested that the security lighting be placed at a low elevation, shielded and directed towards the building rather than the adjacent neighbors.

**Boardmember Discussion:**

The Board made several suggestions:

- Use a different plant for the infant yard hedge;
- Shield security lights from neighbors' yards;
- Use a ¾ inch square tube for Toddler fence extension pickets,
- Omit pickets adjacent to the Toddler fence post (connect rail to post); and
- Fold edge of the post cap down to reduce sharp edge.

As this was an in progress discussion, no formal action was taken by the Board.

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**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

- Action Minutes of the Architectural Review Board meeting held September 30, 2010.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Araluce to approve Action Minutes of September 30, 2010.

**VOTE:** 2-0 (Nomura and Ellinwood abstain, Reginato absent)

**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, October 28, 2010 in City Council Chambers. All Boardmembers

present indicated they would be in attendance.

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Secretary, Architectural Review Board

**ATTEST:**

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Chair, Architectural Review Board

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## ACTION MINUTES

The meeting was called to order at 5:40 p.m. by William Araluce, Chair.

### **ROLL CALL**

**Boardmembers present:** Richard Johnson  
William Araluce  
Jim Reginato  
**Boardmembers absent:** Scott Ellinwood  
Wade Nomura

**OTHERS PRESENT:** Approximately 25 interested persons were present.

**PRESENTATIONS BY CITIZENS** – None

### **PROJECT REVIEW**

- 1) Applicant: Lara Bertaina, agent, for Caltrans Contract Planner: Jonathan Leech  
Project Number: 09-1522-CUP/CDP  
Project Location: Linden Avenue US 101 Overcrossing Structure  
Casitas Pass Road US 101 Overcrossing Structure  
Via Real Extension from east of Carpinteria Creek to Casitas Pass Road and  
Vallecito Road to Linden Avenue  
Zoning: Multiple zone districts including MHP, REC, A-5, 7-R-1 and UT.

Hearing on the request Lara Bertaina, agent, for Caltrans to consider Case No. 09-1522-CUP/CDP for conceptual review of a proposal to construct replacement overcrossing structures for Linden Avenue and Casitas Pass Road at US Highway 101; to replace the US Highway 101 main-line bridge structure over Carpinteria Creek; and to construct a roadway extension for Via Real from east of Carpinteria Creek to Casitas Pass Road and from Vallecito Road to Linden Avenue to allow Via Real to function as a continuous frontage road on the north side of US 101.

A presentation of the conceptual proposal was given by Contract Planner Jonathan Leech, followed by David Emerson, Caltrans Landscape Architect. Caltrans Engineer Amir Saedi was also present. SBCAG Project Manager David Beard and Fred Luna also with SBCAG were in attendance.

### **Public Comment:**

Elsa Pinecolt inquired about the pedestrian access from Ogan Road to Linden Avenue.  
Dick Weinberg expressed concern over the proposed height of the overpasses.  
Mike Clearly voiced the same concern over the height of the overpasses. He also inquired if median plantings could be tall enough to screen traffic in the opposite lanes. He would like to see more oaks and natives used in the landscape palette.  
Mark Triankthol questioned the height of the Nipomo Drive sound wall.  
Cardina Hansen expressed concern over the possible traffic noise impacts to Hales Lane.  
George Lehtinen expressed that many residents are concerned with traffic noise and that the decisions regarding location, height and materials used should take this into consideration. He also provided photos of shells and other beach themes incorporated into concrete walls.  
Steve Collins received confirmation from Caltrans that the overpasses would be open during construction activities.  
Diego Jara requested more information about the Via Real bridge.

**Board Discussion:****Bridges and Overcrossings:**

- Anything that can be done to lower the overall height of the overcrossings would help tremendously. Investigate reducing the elevation of the overcrossing structures with use of pre-fabricated sections to avoid the additional short-term clearance necessary for false work;
- Classic vertical concrete columns on historic bridges in the area would be ideal (Note: Caltrans cannot use this design for new structures; not crash safety compliant);
- Try to open the rail as much as possible, or alternate between open and closed rail to vary the pattern, establishing a visual rhythm instead of creating a long expanse of a single pattern;
- Open concrete “timber” design Caltrans has employed recently would be an acceptable alternative;
- Via Real Bridge: Do not use chain-link pedestrian safety barrier (Note: Caltrans indicates this is acceptable, the bridge does not cross over another roadway); and
- Overall, should stick with split face, smooth sandstone effect (where technically required), or exposed concrete as the primary texture palette for the entire project.

**Support Columns for Overcrossings:**

- Would like to see support columns same texture and color as retaining wall (split face block of variegated coloring);
- Would like to see columns square rather than round or oblate;
- Beveled corners of the square column could be nice; and
- Would like to see each column have a cap element.

**Ends of Abutments for Overcrossings**

- Probably a concrete or stone pillar;
- Consider a tapered top to keep people from climbing on it; and
- Possibly a light element could be placed on the pillar.

**Lighting Treatment for Overcrossings**

- Any standard proposed should be unique, not utilitarian or ubiquitous;
- Bega light standards on Linden Avenue might be one example;
- Careful shielding and direction must be incorporated to minimize light spill;
- Incorporate the absolute minimum overall lighting consistent with safety requirements; and
- Bulk-head lighting for the sidewalk/bike path could be an alternative to overhead light standards.

**Soundwalls/Retaining Walls/ Median Barrier**

- Textures proposed are generally OK;
- More attention should be paid to selection of textures where no vegetation can be used for cover/screen; and
- Board prefers the proposed location for the soundwall along the northern should of Via Real extension (not the alignment along the US 101 northerly shoulder).

**Roundabout for Linden Avenue:**

- Would like different texture for cross-walks and the roundabout shoulder;
  - Pavers or stamped concrete

- Terra cotta coloring, or earth-tone
- Make the roundabout “park-like” in appearance, with dense landscape plantings.

Landscaping

- Board is generally happy with the proposed density of plantings in the project;
- Caltrans inquired about opportunities to use palm trees in the design, Board suggested:
  - Roundabout
  - Casitas Pass approach

Materials for next review:

- Boardmembers would like to see photo examples of existing bridge designs that can be considered for this project; and
- The Board would also like to see cross sections through critical areas of the proposal with the next presentation.

**ACTION:** As this was a conceptual review no formal action was taken.

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

- Action Minutes of the Architectural Review Board meeting held September 16, 2010.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Araluce to approve Action Minutes of September 16, 2010.

**VOTE:** 2-0 (Reginato abstain)

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

**MATTERS PRESENTED BY STAFF – None**

**ADJOURNMENT**

Chair Araluce adjourned the meeting at 8:10 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, October 14, 2010 in City Council Chambers. All Boardmembers indicated they would be in attendance.

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Secretary, Architectural Review Board

**ATTEST:**

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Chair, Architectural Review Board