CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: January 15, 2015

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Richard Johnson, Chair.

ROLL CALL

Boardmembers present: Dylan Chappell
Scott Ellinwood
Rachelle Gahan
Richard Johnson
Jim Reginato

Boardmembers absent: None

OTHERS PRESENT: Approximately 12 interested persons were present.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Applicant: George Manuras, agent for Liz Dautch Planner: Shanna R. Farley-Judkins
Project Number: 14-1726-CDP/ARB
Project Location: 5554 Calle Arena
Zoning: Single Family Residential (6-R-1)

Hearing on the request George Manuras, agent for Liz Dautch, to consider Case No. 14-1726-CDP/ARB for a final review of a second floor addition of 353 square feet. The property is a 7,200 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-381-023 located at 5554 Calle Arena.

DISCUSSION:
Steve Goggia presented for Shanna, noting that although not shown on the plans the windows on the north and west elevations will have breakups to match the existing windows. Additionally, the garage door will have similar windows across the top panel.

Public Comment:
Don Bensen, 5529 Calle Ocho, thought the second story addition made the house look out of balance.

Boardmember Discussion:
Boardmember Reginato suggested that copper flashing be used around the deck and that stainless steel fasteners be used at the railing.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato, to recommend final approval noting the above comments and also with the comment that all new outdoor lighting is to be dark sky friendly.

VOTE: 5-0

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PROJECT REVIEW

2) Applicant: Susan and Bruce Bornhurst Planner: Nick Bobroff
Project Number: 14-1738-ARB
Project Location: 5566 Retorno Drive
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Dylan Chappell Architects, agent for Susan and Bruce Bornhurst to consider Case No. 14-1738-ARB for continued preliminary review of a request to construct a new 725 square foot second floor addition to an existing one story 1,904 square foot single family residence. A 445 square foot portion of the existing residence would also be remodeled and a 54 square foot addition added to the ground floor. The property is a 0.24-acre parcel zoned Single Family Residential (6-R-1) and shown as APN 003-340-015, located at 5566 Retorno Drive.

DISCUSSION:
Trent Kelly, representative from Dylan Chappell Architects, provided an updated colors and material board for the project. He clarified the glass wall proposed for the deck railing is a frosted translucent finish. He also provided perspective photographs of sight lines toward various neighboring properties to the rear and across Retorno Drive from his client's property to simulate what the view/privacy impacts may be from the proposed second floor addition and deck.

Public Comment:
Jason Lusk, 5575 Retorno Drive, presented a slide show documenting his privacy concerns as viewed from various locations in his home and rear yard. He indicated he was both concerned with the neighbors' ability to see into his home as well as his ability to see into his neighbors' homes. He explained he's attempted to screen his living areas from neighbors with the use of landscaping but that the new second floor addition across the street would create new impacts for his family.

Don Bensen, 5529 Calle Ocho, reiterated his privacy concerns from the last meeting. He explained that the changes made to the window sill heights and deck railing from the initial review are steps in the right direction but that his concerns have not been adequately mitigated by these adjustments. He acknowledged that the existing heavy vegetation along their shared property line provides sufficient screening but feared this vegetation cannot be relied upon as a permanent solution; it may be removed and/or cut back at some point. He referenced several of the Concha Loma Residential Design Guidelines that relate to privacy impacts between adjoining neighbors to the side and/or rear yards.

Boardmember Discussion:
Boardmember Reginato asked staff what the distance was between the subject residence and Mr. Lusk's home across Retorno Drive. Staff explained the homes are approximately 100 feet apart. Staff also noted the subject residence is approximately 85 feet away from the nearest residence to the rear.

Boardmember Reginato felt the project had improved from its initial review but that privacy concerns for the neighbor to the rear remain a concern. He suggested the applicant consider utilizing a taller balcony wall along the rear (east) side of the second floor deck.

Boardmember Ellinwood reiterated that he preferred the original flat roof entry element. He felt that the new gable element was incongruous with the rest of the design. He noted the entry element should try to better relate to the style of the rest of the house. With respect to the stated privacy concerns,

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Boardmember Ellinwood felt that the concerns from the home across the street were unreasonable. It was noted that large windows and second floor balconies are generally encouraged to face out toward the street rather than impact the much closer neighbors typically adjacent to the side or rear of the property. He did however agree that privacy concerns for the neighbor(s) to the rear merited further consideration; he suggested that window sills along the rear elevation be raised to five feet from the floor and that the balcony rail be brought up to match the sill height on at least the rear elevation. He suggested the balcony railing could have a similar treatment as the garage door (metal frame with frosted glass panels) as one possible way to tie the railing in to the rest of the home.

Boardmember Gahan noted she felt the project was fine as submitted.

Boardmember Johnson agreed with Boardmember Ellinwood that the entry feature needed adjustment; he suggested that the gable be lowered in height. He agreed with the other Boardmembers that the deck railing on at least the rear elevation needed to be raised. He suggested the railing could be comprised of a low pony wall with a glass wall on top as a possible architectural treatment. He also suggested that perhaps some vertical landscape features in the front yard could help to mitigate Mr. Lusk's concerns.

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

- Raise rear window sills to five feet from the floor;
- Raise the solid rail/wall around the rear elevation (at minimum) of the second floor deck to a height of five feet; and
- Lower the height of the entry gable element.

VOTE: 4-0

PROJECT REVIEW

3) Applicant: Alan and Carol Koch Planner: Nick Bobroff
Project Number: 14-1746-ARB
Project Location: 1151 Church Lane
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Brian Zant, agent for Alan and Carol Koch to consider Case No. 14-1746-ARB for preliminary review of a request to remodel an existing 2,443 square foot single family residence and construct ground floor additions totaling 650 square feet. The property is a 12,632 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 004-041-032, located at 1151 Church Lane.

DISCUSSION:
Brian Zant, project designer, presented an updated color/materials board and a cut sheet for the proposed exterior light fixture. He clarified they hoped to save as much of the existing roof as possible and the portions of new roof would match existing.

Rachelle Gahan, landscape designer, walked the Board through her proposed landscape plan for the project. She noted the existing Magnolia was looking distressed and would be removed; helping draw attention to the mature oak to remain.

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The Board was in unanimous support of the project as submitted. They noted it would nicely designed and would be an upgrade for the neighborhood.

Boardmember Johnson suggested the plaster be offset by approximately one foot.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Reginato, to recommend preliminary approval to the Community Development Director as submitted.

VOTE: 4-0

PROJECT REVIEW

4) Applicant: Applicant: Erik Olson Planner: Shanna R. Farley-Judkins
Project Number: 14-1740-DP/CDP/ARB
Project Number: 4879 Dorrance Way
Zoning: Planned Residential Development (PRD-20)

Hearing on the request Erik Olson, to consider Case No. 14-1740-DP/CDP/ARB for a preliminary review of a request to demolish an existing single family residence and construct a new 2,634 square foot two story single family residence and attached two-car garage. The property is a 4,135 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-021 located at 4879 Dorrance Way.

DISCUSSION:

Steve Goggia presented the proposal for Shanna, noting that the maximum height of the structure is closer to 25 feet eight inches although there is a possibility the amount of proposed fill could be reduced, lowering the overall height nearly a foot as viewed from the street. Architect Scott Ellinwood shared additional renderings showing the break-ups along the side elevations, along with revised plans that increased setbacks for portions of the second story walls. Landscape designer Wade Nomura provided details of the proposed landscape plan.

Overall, the Board commented that the proposal fit well within the neighborhood pattern and that the residence is attractively detailed. The seven-foot front yard encroachment of the front porch was supported by all.

After some discussion of the massing of the second floor side elevations, the Board agreed that the revision proposed by Scott Ellinwood to reduce the size of the master bedroom closet and thus reduce the amount of wall stacked above the first floor worked best. It was also suggested that the second floor bathroom on the opposite side be likewise reconfigured.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Reginato, to recommend preliminary approval to the Planning Commission with the second floor plans revised as discussed above.

VOTE: 4-0

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OTHER BUSINESS: NONE

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held December 11, 2014

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Gahan to approve the Action Minutes of December 11, 2014 as presented.

VOTE: 4-0 (Johnson abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL – None

MATTERS PRESENTED BY STAFF – The Board thought either option for the Shepard Place Shops monument sign was acceptable, although the preference was for the dark brown sign with the lighter copy. Boardmember Reginato also noted that the trash and recycling areas along the rear of the development still needs the smooth stucco finish to match the buildings.

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:15 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, February 12, 2015

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Secretary, Architectural Review Board

ATTEST:

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Chair, Architectural Review Board

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