

**CITY OF CARPINTERIA  
ARCHITECTURAL REVIEW BOARD  
Meeting of April 16, 2009**

*Agenda Item # 2*

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**COMMUNITY DEVELOPMENT DEPARTMENT  
PROJECT REVIEW**

**Project:** 09-1489-DP/CDP/ARB **Planner:** Steve Goggia  
**Address:** 190 Holly Avenue  
**APN:** 003-481-014  
**Zoning:** PRD-20  
**Applicant:** Carl Schneider, CSA Architects agent for Bill Heath

**Project Review:**  Conceptual  
 Preliminary  
 Final

**PROJECT DESCRIPTION**

This is a preliminary review of a proposal to allow the development of two new single-family dwellings on a vacant lot at 190 Holly Avenue. Unit A is proposed to include approximately 2,219 square feet of habitable space with a 559 square foot two-car garage. Unit A is proposed to be approximately 24 feet, six inches in height. Unit B is proposed to include approximately 2,650 square feet of habitable space with a 493 square foot two-car garage. The height of Unit B is approximately 25 feet. Approximately 510 cubic yards of soil is needed to raise the driveway and the area of the lot beneath the buildings with just over two and a half feet of fill. The proposal includes a landscaping plan for the entire site. Plans are attached as Exhibit A.

**PROJECT HISTORY**

This project had extensive review in 2006 by the ARB and Planning Commission, wherein a recommendation of Preliminary approval was given by the ARB on March 16, 2006. The Planning Commission approved the project on November 6, 2006. A condition of project approval indicated that approval of the Development Plan/Coastal Development Permit would expire one year after approval, unless prior to the expiration date a Building Permit has been issued or the permittee has diligently worked toward Building Permit issuance. While a time extension could be granted for good cause, the applicant neither secured the Building Permit or applied for a time extension; thus the permits granted in 2006 expired.

Subsequent to the Planning Commission approval, the applicant's team has been working with the Santa Barbara County Flood Control District in order to work out an arrangement to allow an on-site drainage channel to remain in its current location rather than shift five feet to the south. Other minor changes have been made to the project as described in the Analysis section of this staff report. Minutes from the previous ARB and Planning Commission meetings are included as Exhibit C.

**PROJECT SETTING**

The project site is located in the Downtown Beach Neighborhood, Design Subarea 1. The subject parcel is zoned Planned Residential Development (PRD-20) with a Flood Hazard Overlay (FH). The project site is also located within the Coastal Appeals Overlay District (CA). The General Plan/Coastal Plan designation is Medium Density Residential (MDR). Access to the site would be from Holly Avenue. The site has an enclosed flood control storm channel located along the entire site, north of the proposed residences.

The neighborhood is developed with single-family residences, multi-family structures, and vacation rental properties exhibiting a collection of different architectural styles which are a defining characteristic of the Beach Neighborhood. Surrounding residences display architectural styles ranging from Ranch, Craftsman, Cape Cod, Contemporary, Spanish and California Bungalow. The proposed project incorporates design elements that are characteristic of Cape Cod / Craftsman-style architecture.

Surrounding structures range from one to three stories in height. Newer structures are raised significantly higher than the older existing buildings in order to comply with Flood Control and FEMA regulations.

**PROJECT ANALYSIS**

The following table lists the project’s conformance with Municipal Code requirements for the PRD zone.

<b>Standard</b>	<b>Requirement/Allowance</b>	<b>Proposal</b>
Setbacks: Front	50 feet from centerline of street or 20 feet from property line, whichever is greater.	The front porch of Unit A is proposed at 60 feet from centerline, 20 feet from property line. As allowed by the code, the front eave can extend three feet into the front yard setback.
Side	5 feet	The proposal provides a 13-foot and a five-foot setback from the south property line for Units A and B respectively, and a 16-foot setback from the north property line for both units.
Rear	15 feet	Unit B is proposed to be setback 15 feet.
Height Limit	30 feet	Unit A is proposed at approximately 24’-6” and Unit B at approximately 25’.

Standard	Requirement/Allowance	Proposal
Building Coverage	Not more than 50%	30.9% (3,125 sq. ft.) shown.
Parking	Each residence requires two spaces within a garage.	Two covered spaces proposed in a two-car garage for each unit. (A visitor space is also proposed but is not required).
Common Open Space	20% or (2,021 sq. ft.)	29% (2,939 sq. ft.) provided.
Density	1 unit per 2,178 square feet or 20 units per gross acre.	The lot is approximately 10,103 sq. ft. and could allow up to four dwelling units.

**General Plan/ Local Coastal Program Neighborhood Policies**

The project site has a General Plan/Local Coastal Plan designation of Medium Density Residential (MDR). Review of the proposal is guided by the City’s General Plan/Local Coastal Plan and the general policy requirements contained in the Land Use Element and the Community Design Element. The project site is in Design Subarea 1 (Downtown Beach Neighborhood) in the Community Design Element of the City’s General Plan/Local Coastal Plan.

**CITYWIDE COMMUNITY DESIGN OBJECTIVES**

**Objective CD-1:** *The size, scale and form of buildings, and their placement on a parcel should be compatible with the adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

**Objective CD-2:** *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

The neighborhood is developed with single-family residences, multi-family structures, and vacation rental properties exhibiting a collection of different architectural styles which are a defining characteristic of the Beach Neighborhood. Surrounding residences display architectural styles ranging from Ranch, Craftsman, Cape Cod, Contemporary, Spanish and California Bungalow. The proposed project incorporates design elements that are characteristic of Cape Cod / Craftsman-style architecture.

Surrounding structures range from one to three stories in height. Newer structures are raised significantly higher than the older existing buildings in order to comply with Flood Control and FEMA regulations. Lot coverage and density are below the maximum limits as specified in the Municipal Code. Given the mix of size, scale and form of buildings in this area of the Beach neighborhood, the ample setbacks and separation between the two residences helps to make the finding that the proposal is compatible with the nearby properties and neighborhood.

**Objective CD-3:** *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Views of the ocean are not available from this particular neighborhood due to the relatively flat terrain. Views to the mountains from this neighborhood are best described as glimpses between structures. More panoramic views of the mountains are gained from the north-south public streets or the center of the intersections where required street setbacks provide a larger viewing area. Staff notes that given the relatively narrow width of the streets running east and west, mountain views are somewhat hidden by even single story structures. The break between Units A and B helps to maintain some views of the mountains as seen from the adjacent apartments to the south. Staff notes the proposed residences have been brought down in height approximately two feet since the project was approved by the Planning Commission in 2006. This was accomplished by lowering the finished floor elevation from 1'-6" above the Base Flood Elevation (BFE) to now 6" above the BFE. Additionally the pitch of the roof was lowered from an approximately 8:12 to a 6:12.

**Objective CD-5a:** *Main entrances to the home should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

**Objective CD-5c:** *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

The front door of Unit A is oriented toward Holly Avenue, with a lowered front patio area behind a four-foot picket fence, consistent with these objectives.

**Objective CD-5b:** *Garages should not dominate views from any public street.*

The proposed garages are situated in the center of the lot, which will not dominate the front view of either unit.

**Objective CD-7d:** *Courtyard housing types, with multiple small units fronting onto a common courtyard or garden, are encouraged as an alternative to apartment "blocks" or more massive buildings within mixed-use districts.*

The project proposes a common courtyard area for parking; however not for use as a garden area.

**Objective CD-13:** *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Through the ARB process, the proposed lighting will be reviewed for compliance with the above objective to minimize photopollution.

## **SUB AREA 1 OBJECTIVES & POLICIES**

**Objective CDS1-3:** *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood “small beach town” image. Discourage new development of large, “boxy” buildings, with ground floors primarily devoted to garages.*

**Implementation Policy 1:** *New buildings should discourage the ground floor being dominated by garage doors or “boxy” building design.*

**Implementation Policy 4:** *No more than fifty percent of the façade width should be occupied by garage doors.*

The site is south of the railroad tracks and west of Linden Avenue in the Downtown Beach Neighborhood. The zoning allows and encourages medium density on these lots. The neighborhood block of the proposed site consists of a mix of single-family residences and multiple residential units. The proposal with articulated first and second floor elements with the garages located adjacent to a central courtyard can be found consistent with these objective.

**Implementation Policy 2:** *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

**Implementation Policy 3:** *Building walls below the ground floor should be solid masonry or stucco bases, solid wood walls, or undercrofts enclosed by lattice. Open carports or crawl spaces between posts or columns should be avoided.*

The project site is located within Flood Zone AE according to FEMA’s Flood Insurance Rate Maps. In order to meet flood zone requirements, the finished floor elevation of the new residence would need to be approximately two and a half feet above existing grade. The applicant intends to meet this requirement by raising the lot under the residence and at the driveway with the importation of fill to ensure positive drainage to the street and constructing the residence six inches above the Base Flood Elevation. The stepped down patio area in front of Unit A would help make a more friendly pedestrian interface at Holly Avenue. The retaining wall adjacent to the south property line would have a stucco finish.

**Implementation Policy 5:** *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children’s play areas and/or sitting areas.*

**Implementation Policy 6:** *Front doors three feet or more above the public sidewalk should open to a front porch or raised dooryard of a usable size – e.g. seven feet by 10 feet recommended minimum.*

The plans for the Unit A residence feature a low patio forecourt behind a four-foot picket fence consistent with the direction this Policy encourages.

**Implementation Policy 7:** *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from “walling off” the beach from town.*

Consistent with this Policy, the proposed two-story residence would feature a mix of gable hip roof elements that would be visible from the street and serve to add architectural interest to the building.

**Implementation Policy 8:** *Building articulation is encouraged: e.g. balconies, bay windows, dormers, porches and pergolas.*

**Implementation Policy 9:** *To avoid “top heavy” buildings, cantilevered elements of upper floors should be supported by visible brackets or braces consistent with the architectural style.*

The architecture proposed for these residences include balconies, bay windows and porches. Decorative elements such as corbels are also shown, consistent with these policies.

**Implementation Policy 10:** *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed residences feature design elements typical of the Cape Cod / Craftsman-style architecture which would help it to be compatible with the existing single-story bungalows and cottages found in the neighborhood north of the project site. The four-foot picket fence defining the front patio forecourt would help make the proposal more compatible with the structures located closer to Holly Avenue.

#### ISSUE AREA

Staff would request that the Board consider changes to the project since the Planning Commission approval in 2006.

#### STAFF RECOMMENDATION

Staff recommends that the ARB recommend preliminary approval of the project subject to any recommended changes to the Planning Commission.

#### ATTACHMENTS

Exhibit A – Reduced Plan Set

Exhibit B – Applicable sheets of the project approved by the Planning Commission in 2006

Exhibit C – Minutes from the previous ARB and Planning Commission meetings

**ARCHITECT:**  
 CARL SCHNEIDER, AIA  
 330 EAST GAYTON PERDIDO, SUITE A  
 SANTA BARBARA, CA 93101  
 (805) 962-4575

**OWNER:**  
 MR. & MRS. WILLIAM HEATH  
 190 HOLLY AVE  
 CARPINTERIA, CA 93013

**STRUCTURAL ENGINEER:**  
 ANGLON ENGINEERING  
 1411 1/2 ST  
 SANTA BARBARA, CA 93101  
 (805) 641-1314

**CIVIL ENGINEER:**  
 R.E. VICKERS, INC.  
 2501 VENTURA BLVD. SUITE 10  
 SANTA BARBARA, CA 93101  
 (805) 281-9551

**SOILS ENGINEER:**  
 GEOTECHNICAL SVCS  
 2501 VENTURA BLVD. SUITE 10  
 SANTA BARBARA, CA 93101  
 (805) 281-9551

**LANDSCAPE ARCHITECT:**  
 CARL SCHNEIDER, AIA  
 330 EAST GAYTON PERDIDO, SUITE A  
 SANTA BARBARA, CA 93101  
 (805) 962-4575

# HEATH

PLANS COMPLY WITH CURRENT 2007 CBC, 2007 CPC, 2007 OMC, 2007 CEC, 2005 CA. ENERGY STDS & SB.M.C.  
 ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, CODES, ORDINANCES AND REGULATIONS GOVERNING THE SITE OF WORK  
 IN EFFECT AS OF DATE OF CONSTRUCTION DOCUMENTS.

**PROJECT DATA**

**OWNER:** MR. & MRS. WILLIAM HEATH  
**PROJECT ADDRESS:** 190 HOLLY AVE  
**PARCEL NUMBER:** 023-491-014  
**ZONE:** V-N  
**CONSTRUCTION TYPE:** PRO-20  
**ALLOWABLE UNITS:** 4  
**PROPOSED UNITS:** 2

**SITE SETBACKS**

FRONT SETBACK - 20'-0"  
 SIDE SETBACK - 5'-0"  
 REAR SETBACK - 15'-0"

**LOT AREA**

LOT SIZE = 10,023.5 SQ. FT. = 0.23 ACRES

**OPEN SPACE**

BUILDING COVERAGE: 3,215 SQ. FT. (32.0%)  
 COMMON OPEN SPACE REQUIRED: 20% MIN. (2,004) SQ. FT.  
 COMMON OPEN SPACE PROVIDED: 2,353.5 SQ. FT. (23.6%)  
 PARKING REQUIRED: 4 SPACES  
 PARKING PROVIDED: 5 SPACES  
 GRADING: 819 CU. YDS (MILL)

**BUILDING AREAS**

UNIT A	GROSS	NET
FIRST FLOOR	890 SQ. FT.	890 SQ. FT.
2-CAR GARAGE:	868 SQ. FT.	824 SQ. FT.
HABITABLE SPACE:		
SECOND FLOOR	1,445 SQ. FT.	1,385 SQ. FT.
HABITABLE SPACE:	16 SQ. FT.	16 SQ. FT.
DECKS:		
TOTAL HABITABLE SPACE:	2,335 SQ. FT.	2,219 SQ. FT.

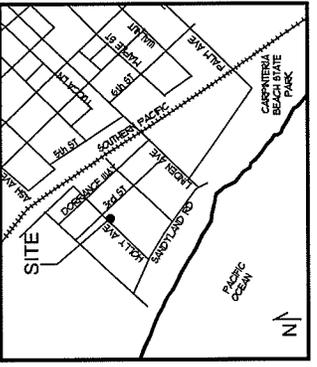
  

UNIT B	GROSS	NET
FIRST FLOOR	810 SQ. FT.	493 SQ. FT.
2-CAR GARAGE:	1,65 SQ. FT.	1,625 SQ. FT.
HABITABLE SPACE:		
SECOND FLOOR	1,548 SQ. FT.	1,548 SQ. FT.
HABITABLE SPACE:	135 SQ. FT.	135 SQ. FT.
DECKS:		
TOTAL HABITABLE SPACE:	2,193 SQ. FT.	2,650 SQ. FT.

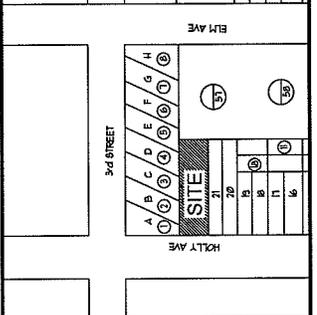
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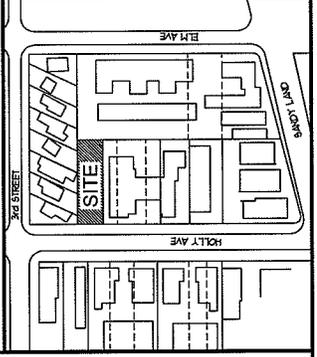
**VICINITY MAP**



**PARCEL MAP**



**NEIGHBORHOOD PLAN**



**EXHIBIT A**

330 EAST CANYON PERDIDO, SUITE A  
SANTA BARBARA, CA 93101  
805.964.8575  
CARL SCHNEIDER, AIA  
**PSH ARCHITECTS**

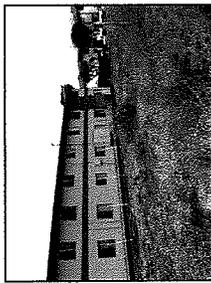


**BILL HEATH**  
190 Holly Ave. Carpinteria, CA 93013

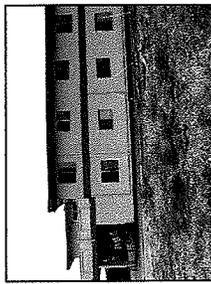
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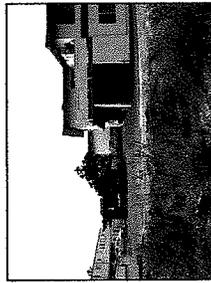

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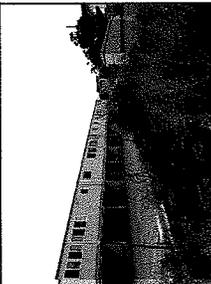
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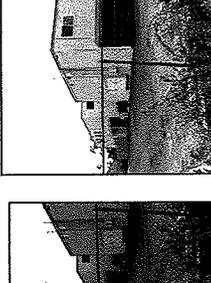
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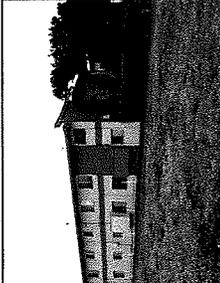
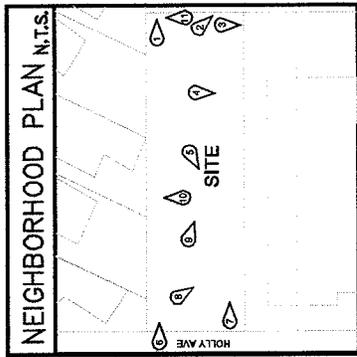
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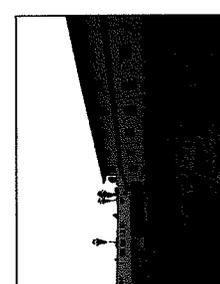
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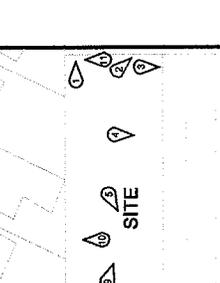
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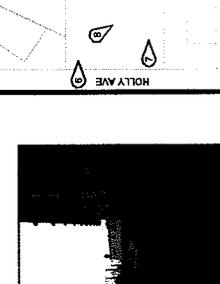
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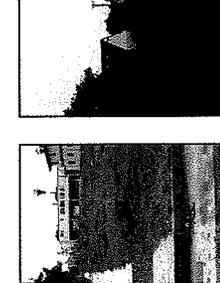
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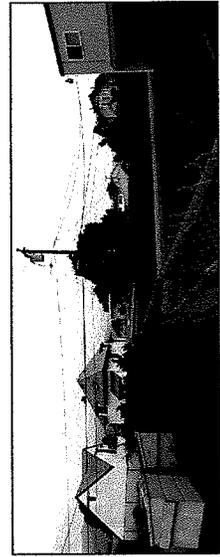
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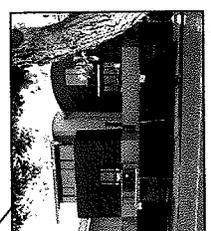
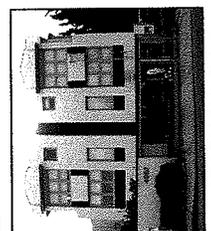
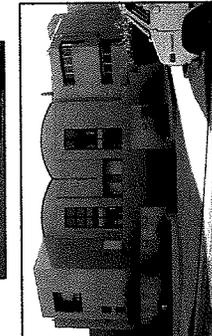
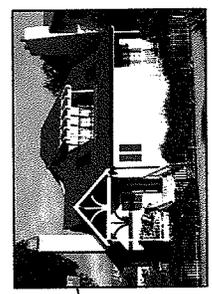
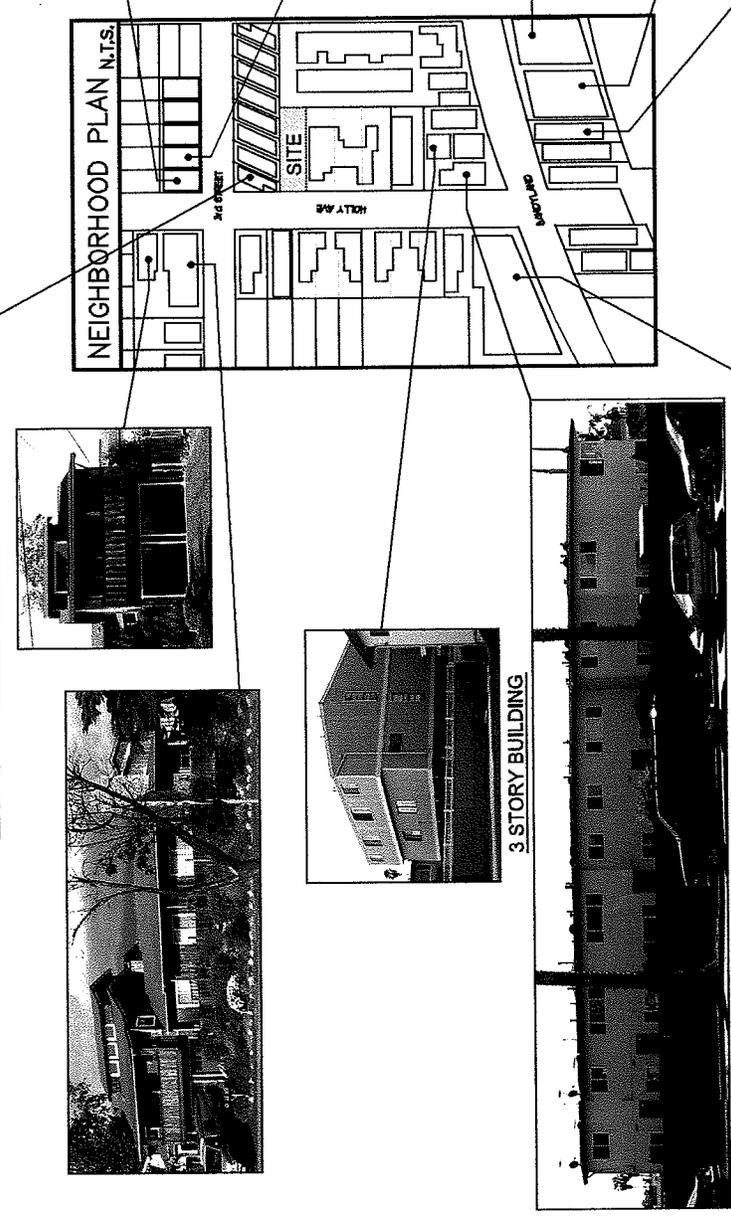
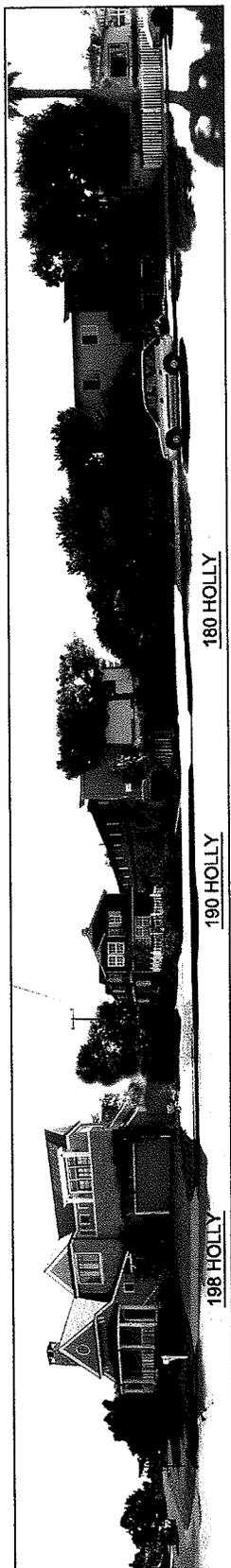
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12. \_\_\_\_\_



13. \_\_\_\_\_



301 EAST GAVIN PARKWAY, SUITE A  
SANTA BARBARA, CA 93101  
805.963.675

**GH ARCHITECTS**  
CART SCHEIDT, AIA



**BILL HEATH**  
190 Holly Ave. Carpinteria, CA 93013

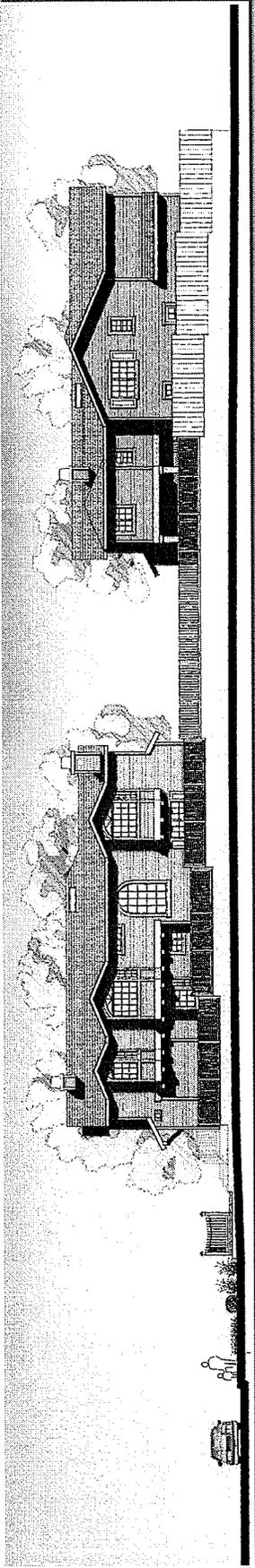
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PHOTO LAYOUT

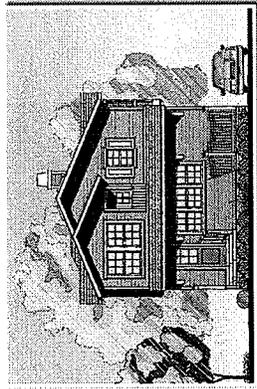
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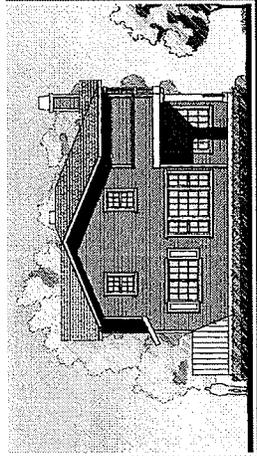




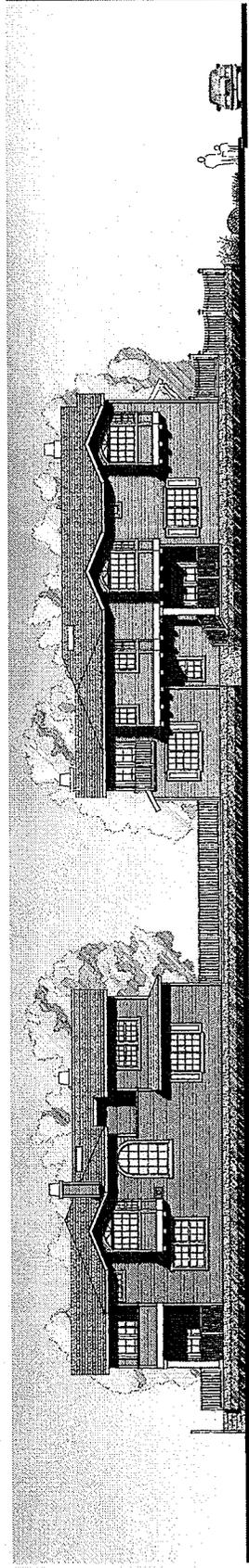
South Elevation



West Elevation



East Elevation



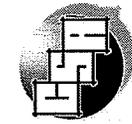
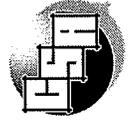
North Elevation

# 190 Holly Ave

Scale: N.T.S.

Carpinteria, CA

April 8, 2009



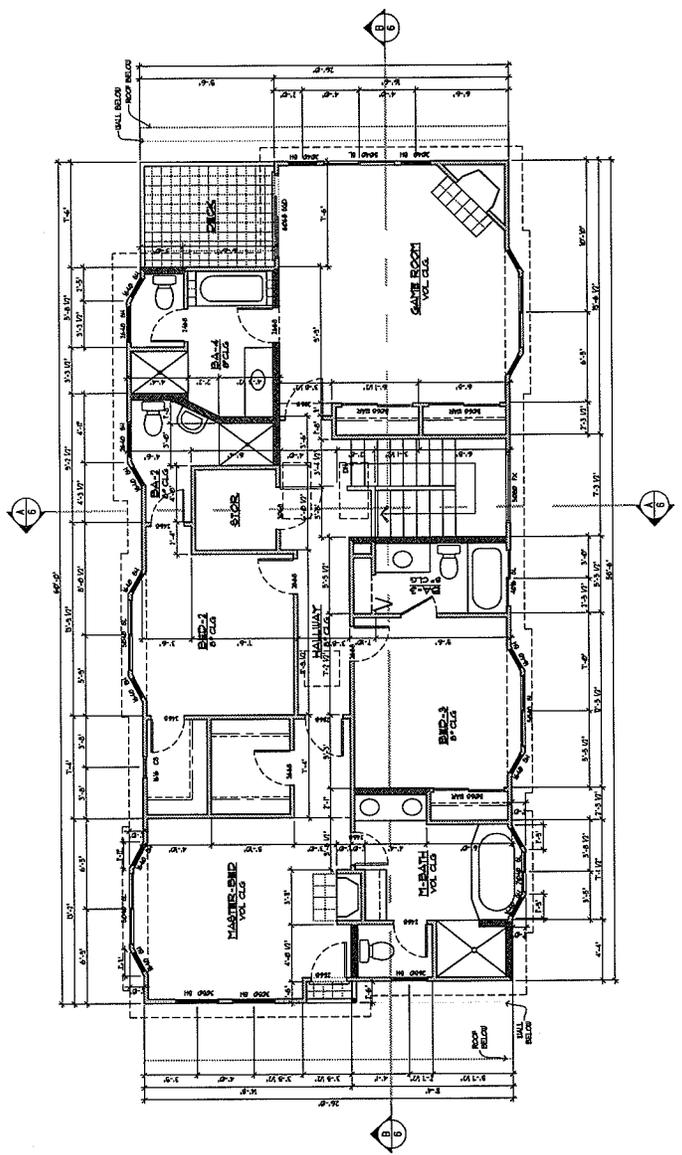


330 EAST CANYON PEAKS, SUITE A  
 SANTA BARBARA, CA 93101  
 805.962.4575  
**ARCHITECTS**  
 CARL SCHNEIDER, AIA



**BILL HEATH**  
 190 Holly Ave. Carpinteria, CA 93013

UNIT A  
 SECOND FLOOR PLAN  
 10/15/20  
 10/15/20  
**2**



**SECOND FLOOR PLAN**  
 UNIT A  
 SCALE: 1/4" = 1'-0"



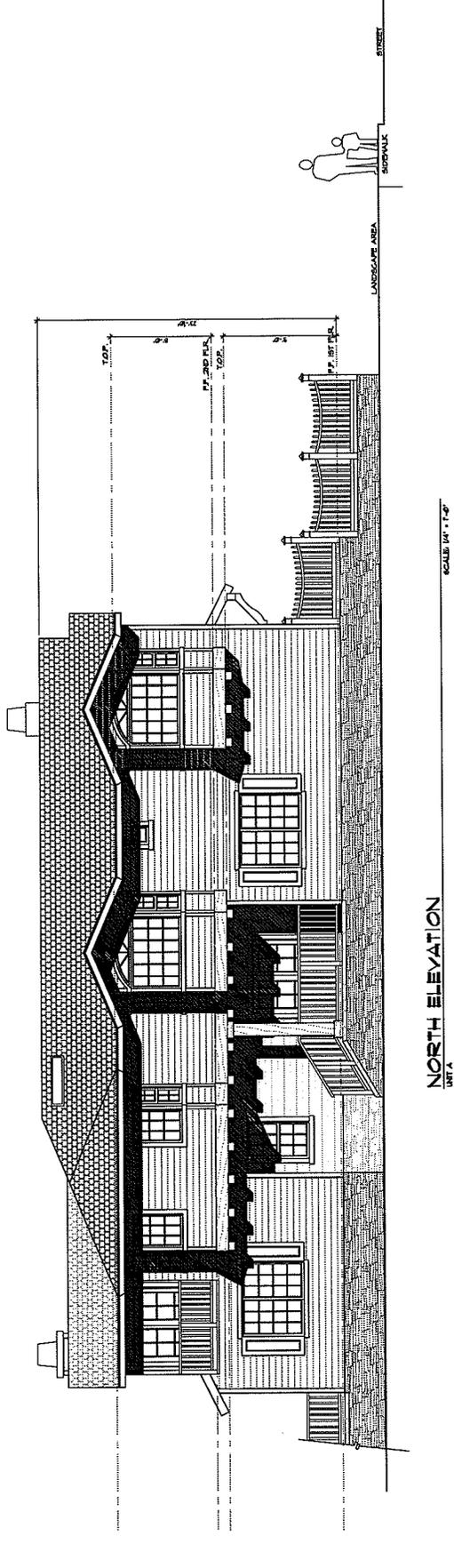
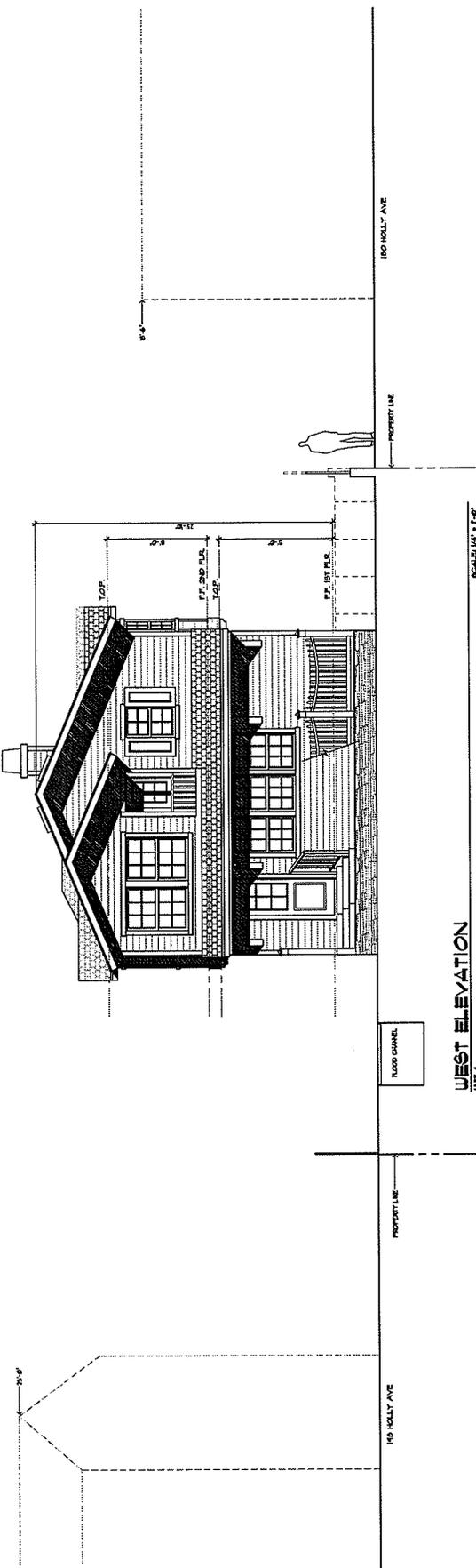
330 EAST CANYON PERDIDO, SUITE A  
 SANTA BARBARA, CA 93101  
 805.962.4575  
**CARL SCHNEIDER ARCHITECTS**  
 CARL SCHNEIDER, AIA



**BILL HEATH**  
 190 Holly Ave. Carpinteria, CA 93013

UNIT A  
 190 HOLLY AVE  
 CARPINTERIA, CA 93013

4



190 HOLLY AVE  
 PROPERTY LINE  
 FLOOD CHANNEL  
 190 HOLLY AVE  
 STREET  
 LANDSCAPE AREA  
 SIDEWALK







UNIT 11
DATE: 07/27/08
SCALE: 1/4" = 1'-0"
UNIT 11 SECOND FLOOR PLAN

**BILL HEATH**  
190 Holly Ave. Carpinteria, CA 93013

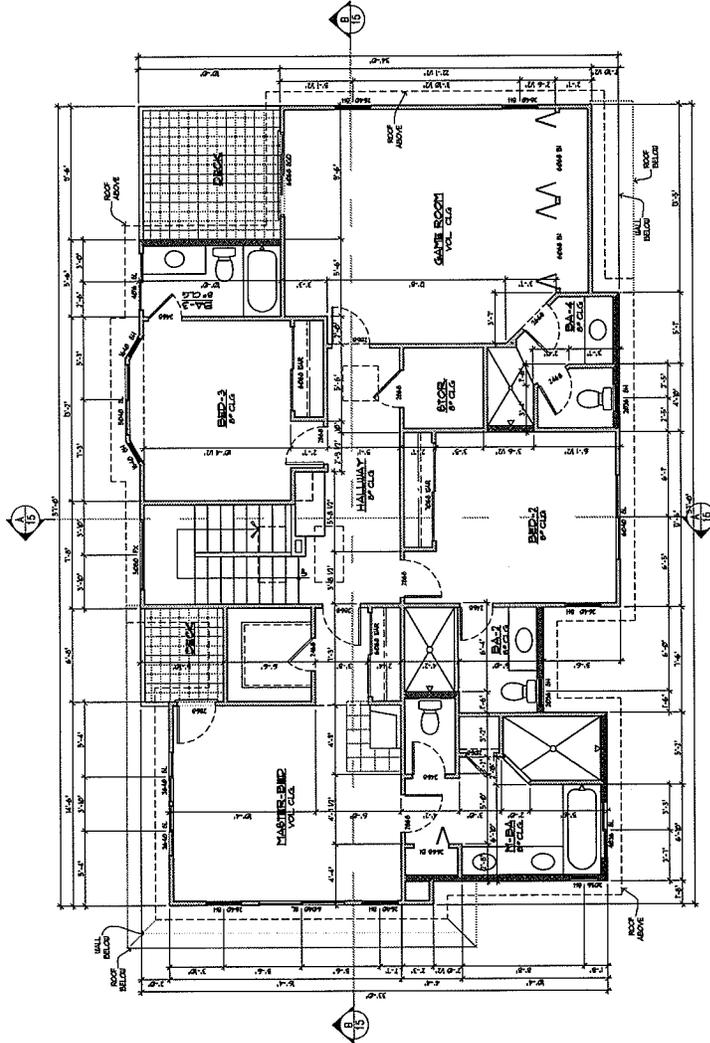


CARL SCHNEIDER, AIA



**ARCHITECTS**  
330 EAST CANYON FREDDO, SUITE A  
SANTA BARBARA, CA 93101  
805.962.4575

Drawn: 2/1/08 11:29:59 AM  
Checked: LARRY JENKINS, LMS



**SECOND FLOOR PLAN**  
UNIT 11

SCALE: 1/4" = 1'-0"

CARL SCHNEIDER, AIA

ARCHITECTS

300 EAST CANON RANCHO, SUITE A  
SANTA BARBARA, CA 93101  
805.962.4575

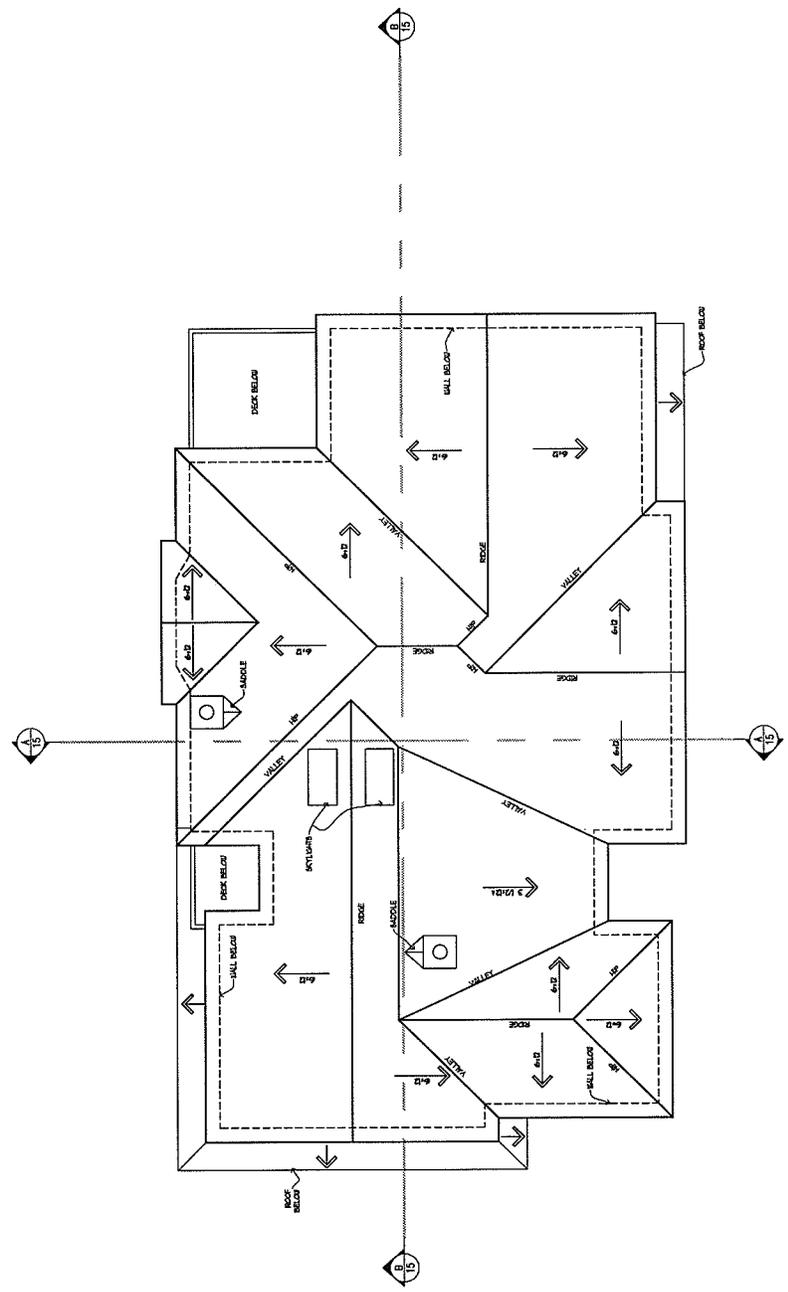


BILL HEATH  
190 Holly Ave. Carpinteria, CA 93013

UNIT B  
ROOF PLAN


09-2009  
09-16-09

12



ROOF PLAN  
UNIT B  
SCALE: 1/4" = 1'-0"

330 EAST CANYON PERKINS, SUITE A  
SANTA BARBARA, CA 93101  
805.962.4575

**ARCHITECTS**

CARL SCHNEIDER, AIA

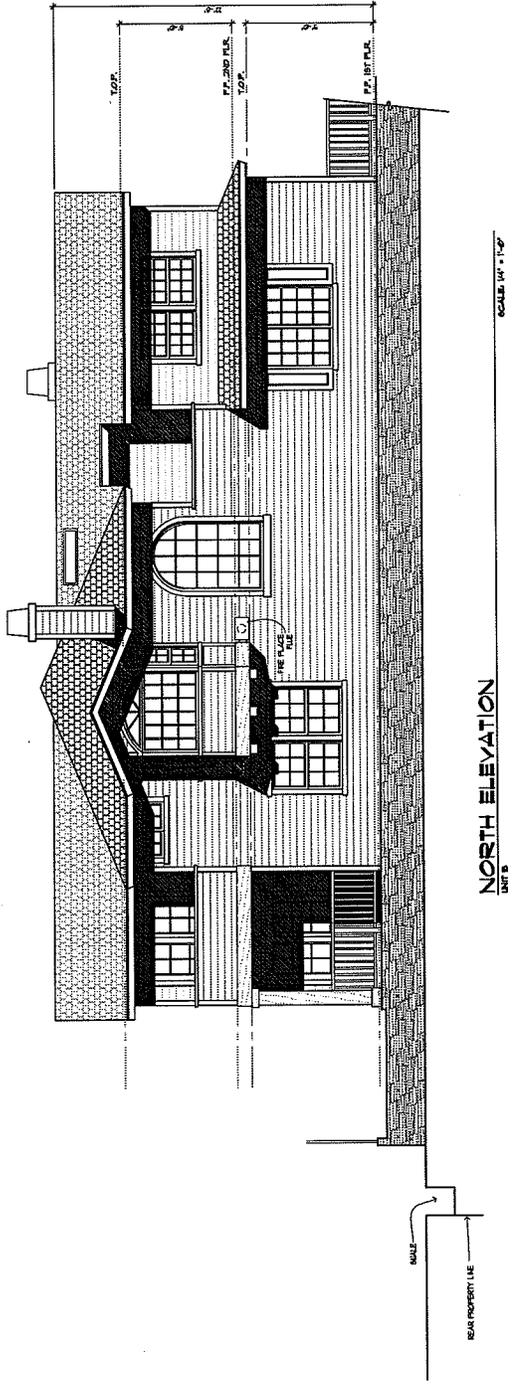
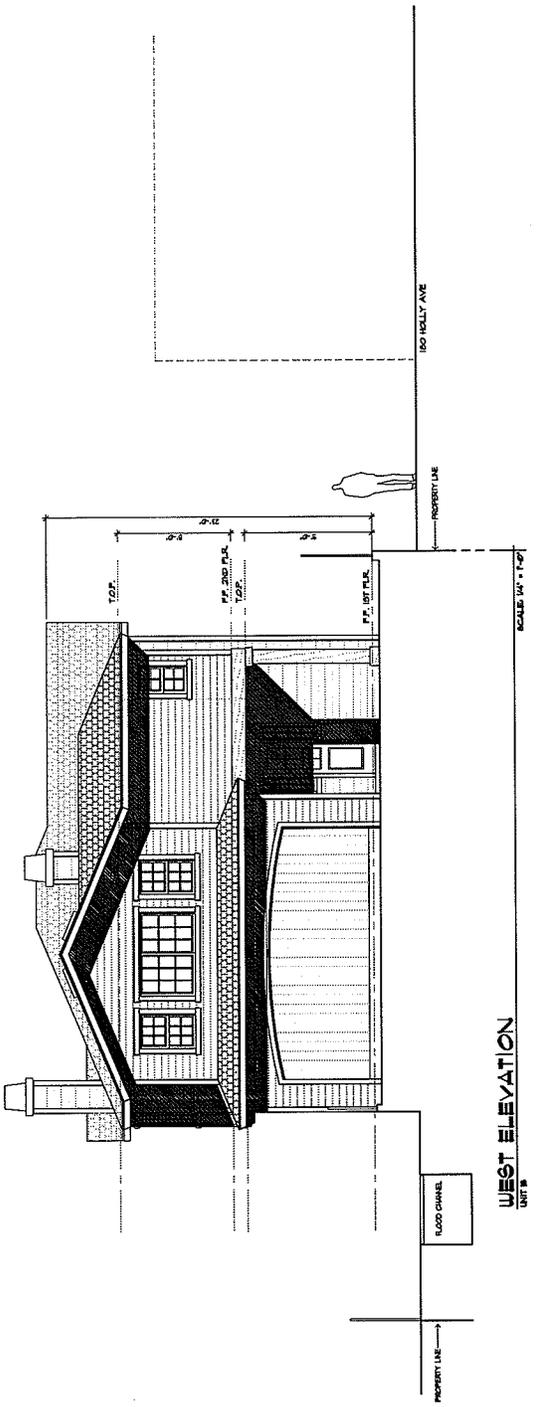



**BILL HEATH**  
190 Holly Ave. Carpinteria, CA 9013

UNIT B  
SPAWN WITH  
REVISIONS


DATE: 03/20/09  
BY: [Signature]

**13**

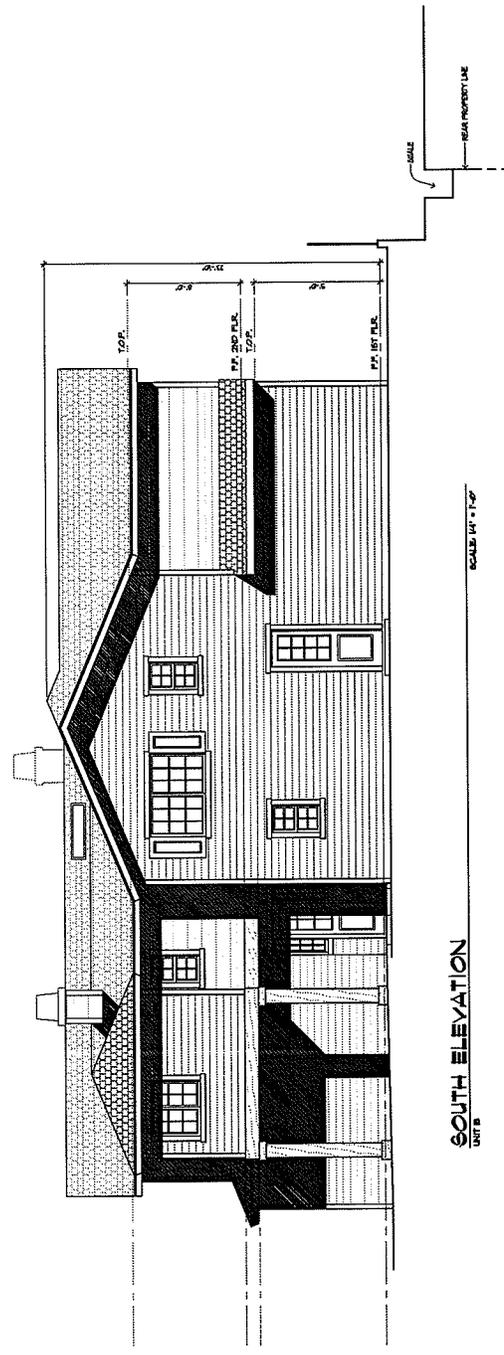
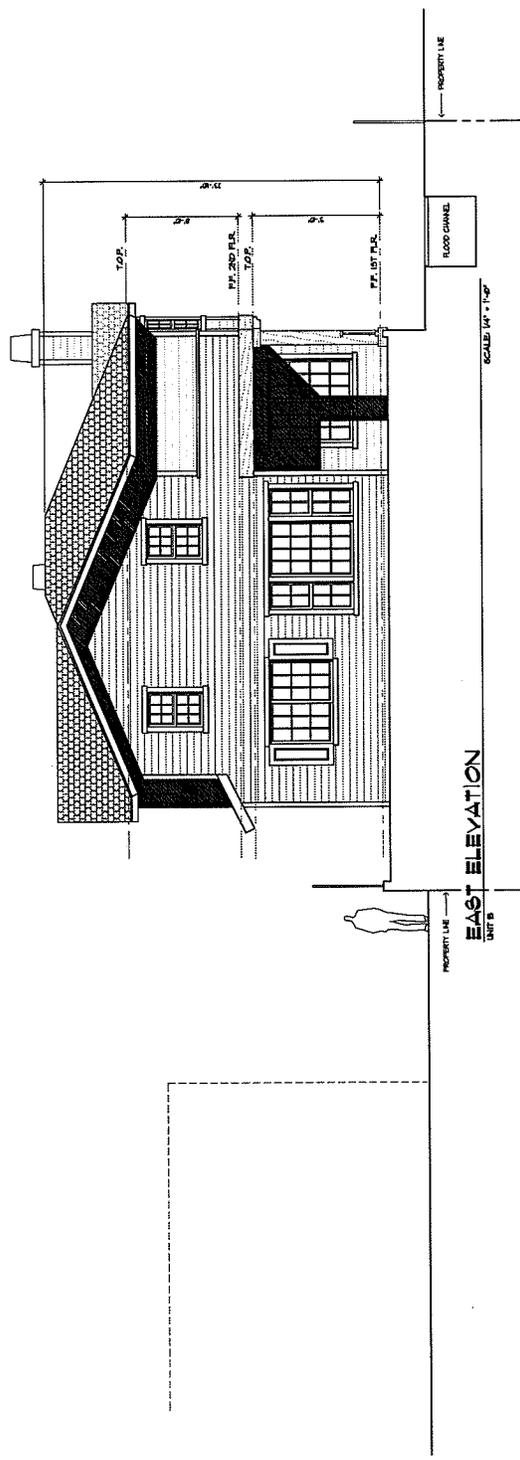


330 EAST CANYON PEASDO, SUITE A  
SANTA BARBARA, CA 93101  
805.962.4575  
ARCHITECTS  
CARL SCHNEIDER, AIA



BILL HEATH  
190 Holly Ave. Carpinteria, CA 93013

UNIT B ELEVATION EAST/SOUTH		10/15/20 10/15/20	14
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**REQUIREMENT OF CONTRACTOR**  
 CONTRACTOR TO PROVIDE ANY NECESSARY SPECIFICATIONS AND CONTACT INFORMATION BELOW TO THE COUNTY GRADING INSPECTOR PRIOR TO GRADING PERMIT APPROVAL.

**BMP MANAGEMENT PROGRAM**  
 PARTY RESPONSIBLE FOR SITE BMP'S:

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 24 HOUR CONTACT INFORMATION FOR SITE BMP'S:  
 NAME: \_\_\_\_\_ NUMBER: \_\_\_\_\_

**GENERAL NOTES**

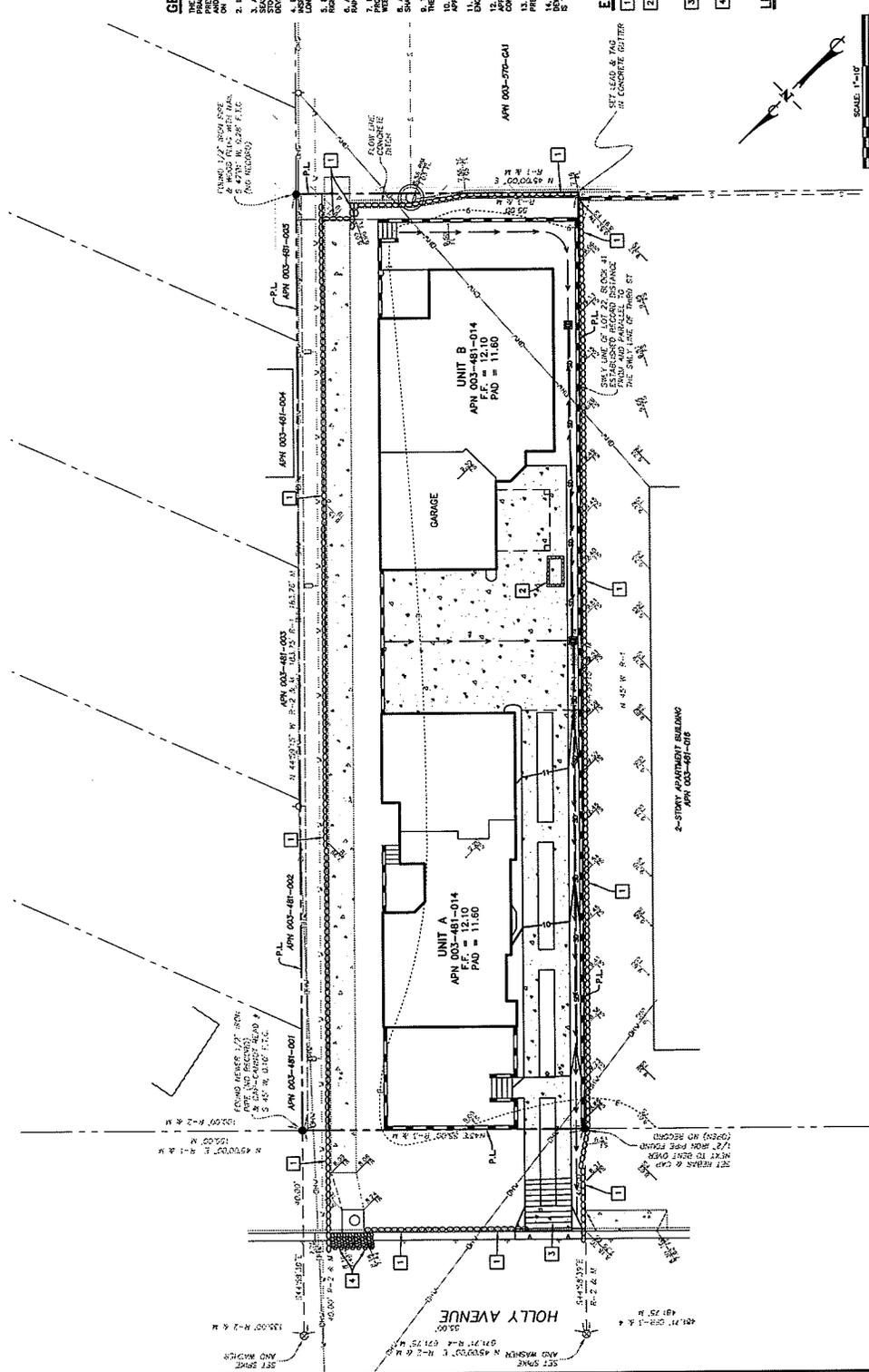
1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO INSTALL ALL REGULATORY AND PERMITTING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
2. IN CASE OF EMERGENCY, CALL THE CONTRACTOR AT NUMBER LISTED ABOVE.
3. A STORM WATER DETENTION BASIN SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND DEVICES SHALL BE MAINTAINED.
4. EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE BUILDING AND SAFETY DEPARTMENT. EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY PRIOR TO THE COMPLETION OF EACH WORKING DAY.
5. EROSION CONTROL DEVICES SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAIN EVENT.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY PRIOR TO THE COMPLETION OF EACH WORKING DAY.
7. EROSION CONTROL DEVICES SHALL BE APPROVED BY THE BUILDING AND SAFETY DEPARTMENT. ALL NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND DEVICES SHALL BE MAINTAINED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.
13. IF RAIN IS FORECAST OR THREATENING, ALL STOCKPILED MATERIALS SHALL BE COVERED TO PREVENT EROSION. THIS SHALL BE ACHIEVED WITH GRAVEL FILLED BAGS AT 8" INTERVALS.
14. WHEATSTRIP SEDIMENT-CATCHER WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE PRIOR TO BE USED PRIOR TO OR DURING DISCHARGE.

**EROSION CONTROL NOTES**

1. CONSTRUCT ROCK BAG BARBER SEDIMENT TRAP PER DETAIL "D", SHEET CA.
2. CONSTRUCT CONCRETE WASH-OFF AREA PER DETAIL "E", SHEET CA. WASH-OFF AREA SHALL BE IN PLACES AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. THE WASH-OFF AREA SHALL NOT TRACK SOLIDS OR CONCRETE WASH OUT OR DEBRIS ON THE PUBLIC RIGHT-OF-WAY.
3. INSTALL RIBBED PLATE FOR CONTROLLED CONSTRUCTION ENTRANCE. WIDTH OF CONTROLLED ENTRANCE SHALL APPROXIMATELY MATCH THE PROPOSED DRIVEWAY WIDTH.
4. CONSTRUCT GRAVEL FILTER FOR CURB INLET PER DETAIL "F", SHEET CA.

**LEGEND**

- GRAVEL BAG BARBER PER DETAIL "D", SHEET CA.
- CONCRETE WASH-OFF AREA PER DETAIL "E", SHEET CA.
- CONSTRUCT GRAVEL FILTER FOR CURB INLET PER DETAIL "F", SHEET CA.
- RIBBED PLATE FOR CONTROLLED CONSTRUCTION ENTRANCE.



CITY OF CARPINTERIA  
 RETURNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

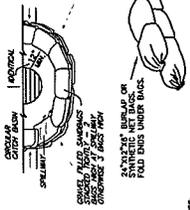


DESIGN PAS CHECKED \_\_\_\_\_  
 PROJECT ENGINEER  
 PETER S. SMITH  
 DATE: \_\_\_\_\_  
 PROJECT NO. 15-00-10  
 SHEET NO. 6 OF 6

**Perrinfield & Smith**  
 Engineering, Surveying, Planning  
 Construction Management  
 111 East Union Street  
 Carpinteria, CA 93008  
 Phone: (805) 765-2521 Fax: (805) 765-2521

NO.	DATE	REVISIONS

**NOTE:**  
 THE TOPOGRAPHY OF THIS SITE AND BOUNDARY HAVE BEEN PROVIDED BY L.A. COOK & COMPANY, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BASE MAP.

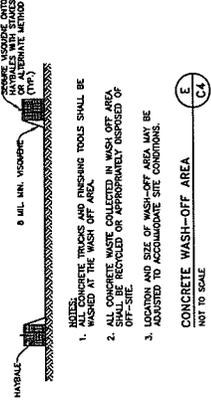


**NOTES:**

1. FILL CURB WITH 2/3 FULL OF 3/4" ROCK OR EQUIVALENT LAYER. FINISH WITH PLATE PRIOR TO STARTING THE NEXT LAYER.

**GRAVEL BAG BARRIER**  
NOT TO SCALE

**D C4**

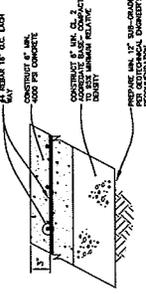


**NOTES:**

1. ALL CONCRETE WORK SHALL BE CAST AND FINISHED WITH FINISHING TOOLS SHALL BE FINISHED WITH FINISHING TOOLS.
2. ALL CONCRETE WORK COLLECTED IN WASH OFF AREA SHALL BE RECYCLED OR APPROPRIATELY DISPOSED OFF-SITE.
3. LOCATION AND SIZE OF WASH-OFF AREA MAY BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.

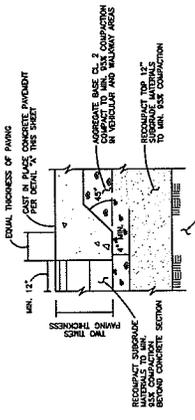
**CONCRETE WASH-OFF AREA**  
NOT TO SCALE

**E C4**



**CONCRETE PAVEMENT STRUCTURAL SECTION**  
NOT TO SCALE

**A C4**



**TYPICAL DEEPEDED EDGE DETAIL**  
NOT TO SCALE

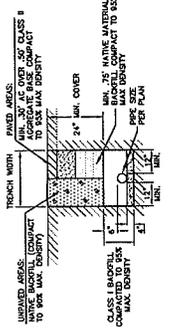
**B C4**

**GENERAL TRENCH BACKFILL SPECIFICATIONS**

**CLASS I BACKFILL:** SHALL HAVE A SAND EQUIVALENT OF 70 OR GREATER. SHALL HAVE 100% PASSING THE # 20 SIEVE AND 100% PASSING THE # 40 SIEVE. THIS MATERIAL SHALL NOT BE OVER PAUMPED TO AVOID SEGREGATION. THE TRENCH SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY TEST METHOD ASTM D 1557-76 METHODS 'A', 'B', 'C', OR 'D'. MATERIAL SHALL BE 2\"/>

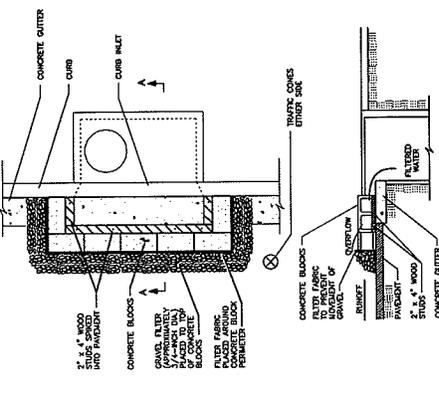
**CLASS II BACKFILL:** SHALL HAVE A SAND EQUIVALENT OF 65 OR GREATER. SHALL HAVE 100% PASSING THE # 20 SIEVE AND 100% PASSING THE # 40 SIEVE. THIS MATERIAL SHALL NOT BE OVER PAUMPED TO AVOID SEGREGATION. THE TRENCH SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY TEST METHOD ASTM D 1557-76 METHODS 'A', 'B', 'C', OR 'D'. MATERIAL SHALL BE 2\"/>

**TRENCH BACKFILL REQUIREMENTS:** ALL TRENCHES SHALL BE BACKFILLED WITH MATERIAL THAT MEETS THE SPECIFICATIONS OF CLASS I OR CLASS II BACKFILL. THE TRENCH SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY TEST METHOD ASTM D 1557-76 METHODS 'A', 'B', 'C', OR 'D'. MATERIAL SHALL BE 2\"/>



**TYPICAL TRENCH SECTION**  
NOT TO SCALE

**C C4**



**SECTION "A-A"**  
GRAVEL FILTER FOR CURB INLET  
NOT TO SCALE

**F C4**



**Peter Smith & Smith**  
Engineering/Surveying/Planning  
111 East Union Street, Suite 1000  
San Jose, CA 95131  
Phone: (408) 755-5522

**CITY OF CARPINTERIA**  
HEALTH RESIDENTIAL UNITS  
190 HOLLY AVENUE  
CARPINTERIA, CA

DESIGN PAS \_\_\_\_\_ CHECKED \_\_\_\_\_  
PROJECT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
PROJECT DRAWER \_\_\_\_\_  
RECC. TOLSON \_\_\_\_\_ (EXP. 8-30-10)

NO.	DATE	REVISIONS	APP.

PLANS PROJECT NO. 17002-02  
SHEET C4 OF 6  
DATE NOVEMBER, 2008



REVISIONS	DATE	BY
1	11/10/00	WJ
2	11/10/00	WJ
3	11/10/00	WJ
4	11/10/00	WJ
5	11/10/00	WJ
6	11/10/00	WJ
7	11/10/00	WJ
8	11/10/00	WJ
9	11/10/00	WJ
10	11/10/00	WJ

WILLIAM D. COOPER, A.I.A.  
 ARCHITECTS  
 1000 CALIFORNIA ST.  
 CARPINTERIA, CA 91013  
 PHONE 805-398-8127 FAX 805-398-8122

PROPOSED 2 RESIDENTIAL UNITS FOR  
 MR. BILL HEATH  
 190 HOLLY AVENUE  
 CARPINTERIA, CA 91013

**SITE DATA:**  
 OWNER: MR. & MRS. WILLIAM HEATH  
 190 HOLLY AVENUE  
 CARPINTERIA, CA 91013  
 1907 CHATEAU ST.  
 NORTHridge, CA 91324  
 PHONE: (818) 348-3119  
 FAX: (818) 348-3119  
 CELL: (818) 648-3199

APN: 004-01-014  
 ZONE: RFR-20  
 ALL DIMENSIONS IN FEET  
 PROPOSED UNITS: 2

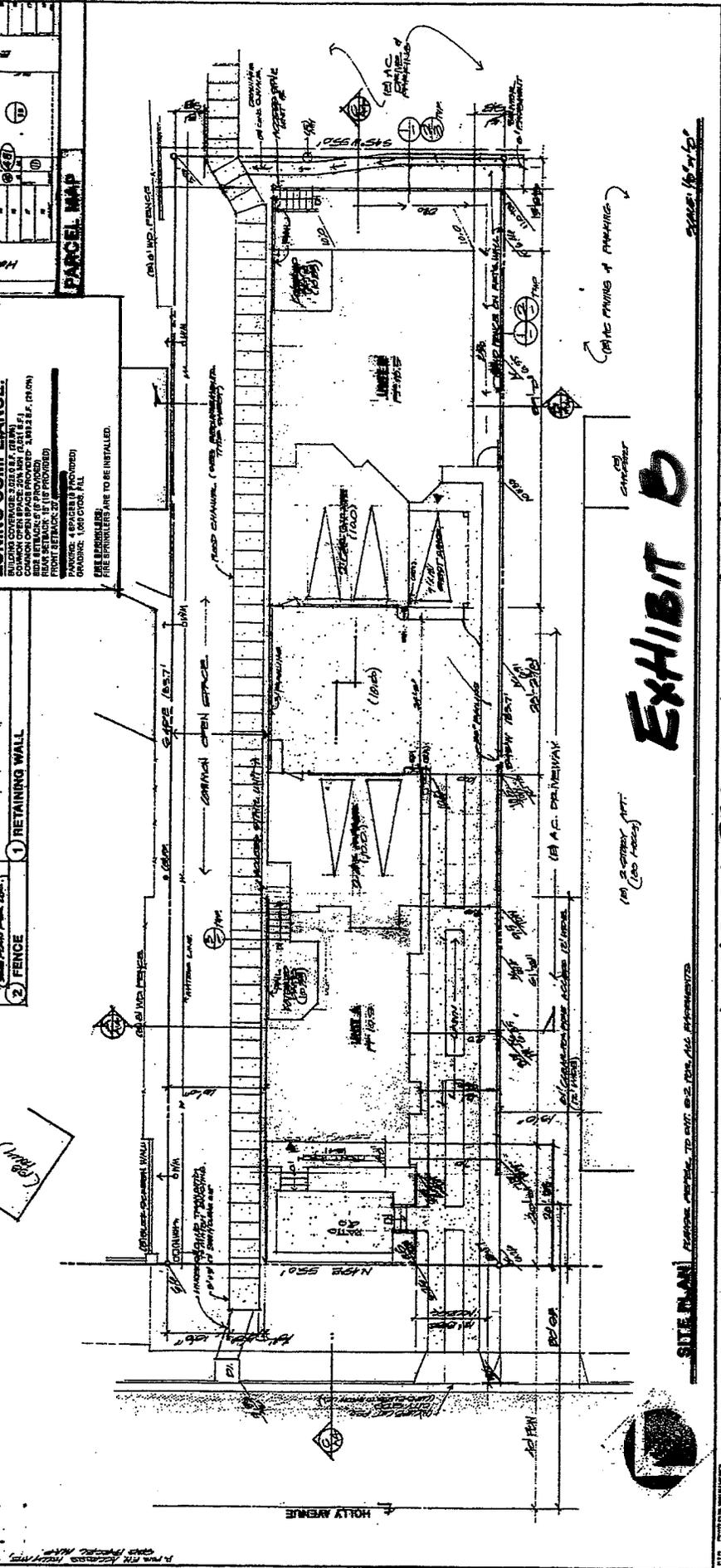
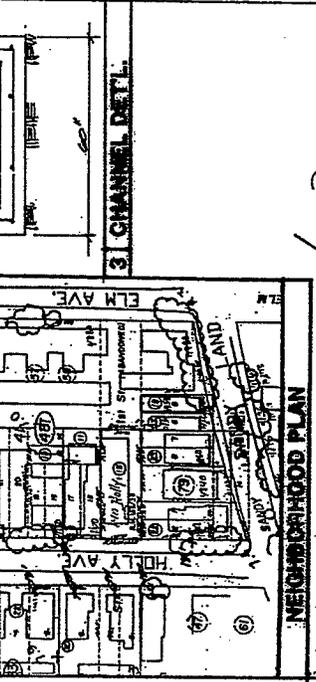
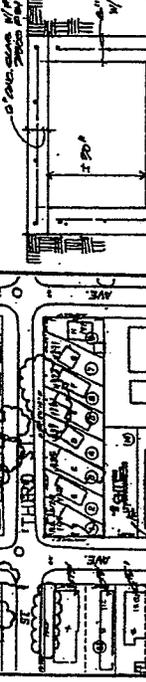
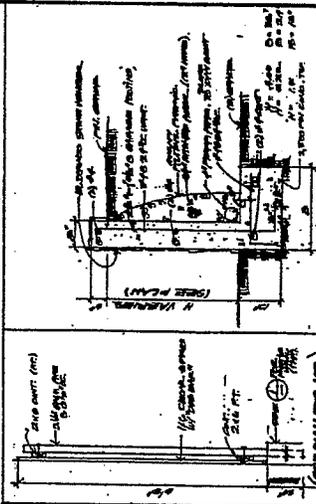
**PROJECT DESCRIPTION:**  
 1. TO CONSTRUCT TWO NEW RESIDENTIAL UNITS AND TWO CAR GARAGES (SEE BUILDING DATA FOR AREA COMPARISONS)

**BUILDING DATA:**  
 2-CAR GARAGE: 684 S.F.  
 FIRST FLOOR: 768 S.F.  
 SECOND FLOOR: 1,320 S.F.  
 HABITABLE SPACE: 1,320 S.F.  
 TOTAL HABITABLE SPACE: 2,118 S.F.

**UNITS:**  
 FIRST FLOOR: 848 S.F.  
 HABITABLE SPACE: 1,138 S.F.  
 SECOND FLOOR: 480 S.F.  
 TOTAL HABITABLE SPACE: 2,088 S.F.

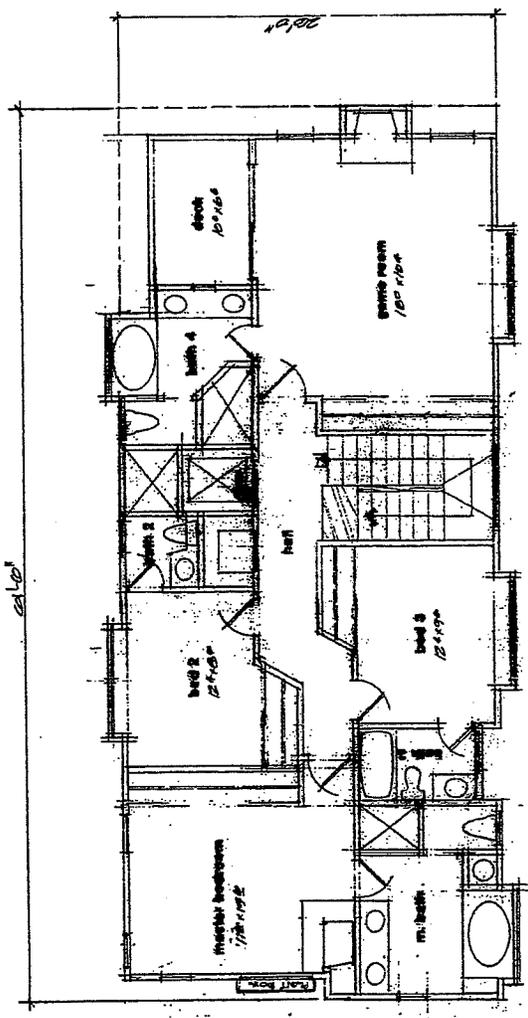
**ZONING COMPLIANCE:**  
 BUILDING COVERAGE: 20.0% (A.C. ZONING)  
 COMMON OPEN SPACE: 20.0% (A.C. ZONING)  
 MAXIMUM HEIGHT: 35.0 FT. (A.C. ZONING)  
 MAXIMUM SETBACK: 5 FT. (PROVIDED)  
 FRONT SETBACK: 5 FT. (PROVIDED)  
 SIDE SETBACKS: 5 FT. (PROVIDED)  
 REAR SETBACK: 5 FT. (PROVIDED)  
 MAXIMUM GROUNDING: 100 CIRCULAR  
 FIRE DEPARTMENT ARE TO BE INSTALLED.

**FLOOD CHANNEL REQUIREMENTS:**  
 1. Retaining channel shall be located 3 ft. from outside wall of channel to face of proposed retaining wall.  
 2. Channel (as shown by dashed lines). Traffic shall be prohibited from crossing the channel.  
 3. Retaining channel shall be located 3 ft. from outside wall of channel, no less than 18" clear from face of proposed retaining wall to property line w/ assessment granted by Flood Control District.

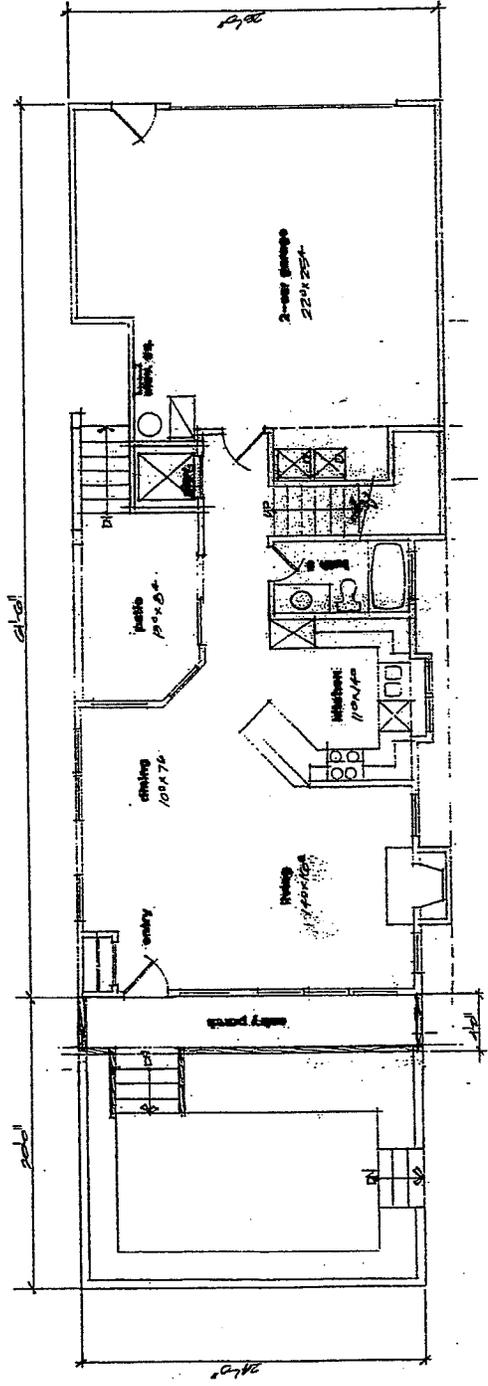


# EXHIBIT B

SITE PLAN, FLOOD CONTROL TO CITY, & ZONING REQUIREMENTS  
 HEATH RESIDENCES, 190 HOLLY AVENUE. 11/10/00



SCALE: 1/8"=1'-0"



SCALE: 1/8"=1'-0"

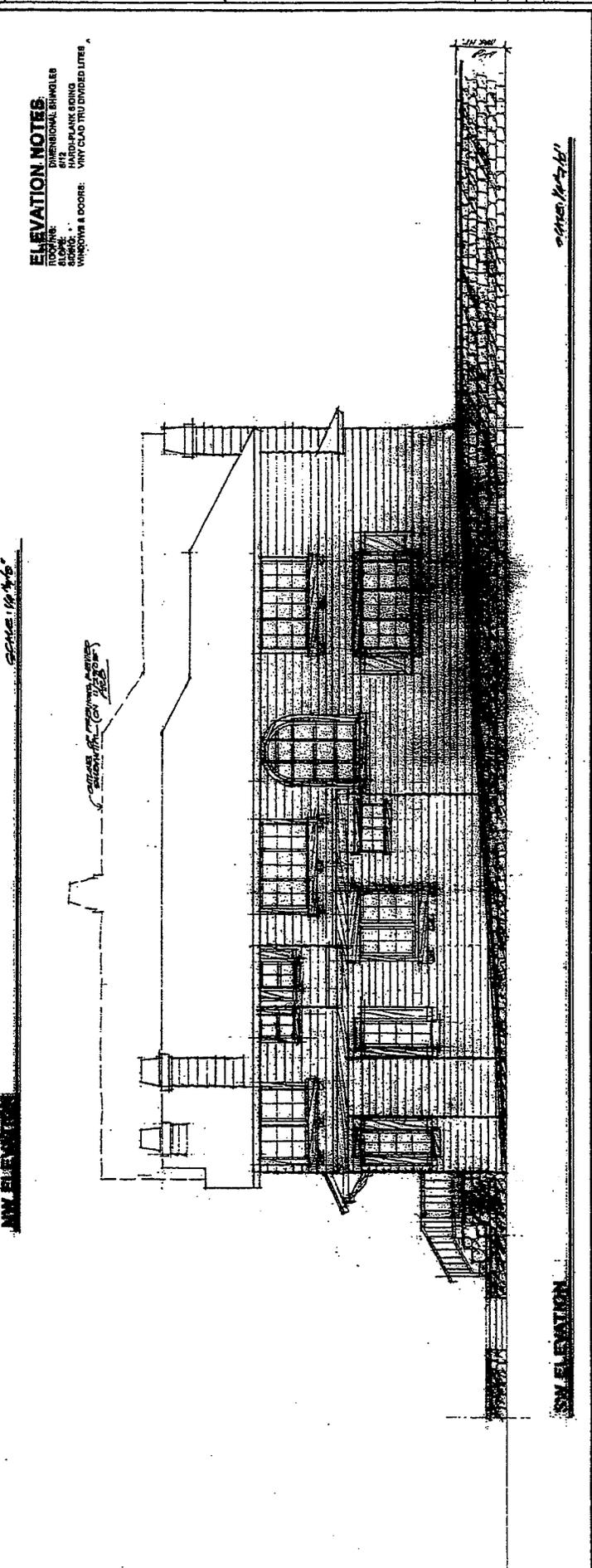
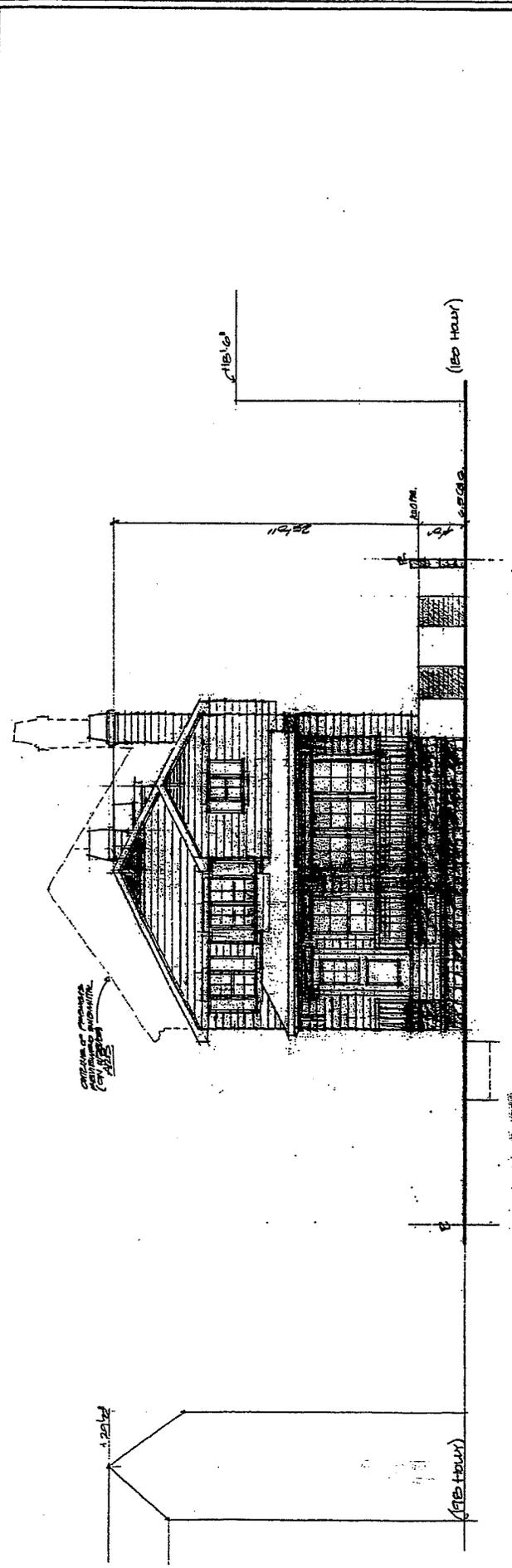
DATE	1/25/06
BY	W.G.
CHECKED	
SCALE	
PROJECT	
DESCRIPTION	

WILLIAM G. COOPER, A.I.A.  
 ARCHITECT  
 100 HOLLY AVENUE  
 CARPENTERS, GA 30013  
 PHONE 800-888-9127 FAX 800-944-8127



PROPOSED 2 RESIDENTIAL UNITS FOR:  
 MR. BILL HEATH  
 100 HOLLY AVENUE  
 CARPENTERS, GA 30013

DATE: 1/25/06  
 DRAWN: W.G.  
 CHECKED: M.E.C.  
 SCALE: AS SHOWN  
 PROJECT: A2



**ELEVATION NOTES:**  
 DIMENSIONAL SHINGLES  
 FLOORING  
 ALUMINUM  
 1/2\"/>

W.G.

SM ELEVATION



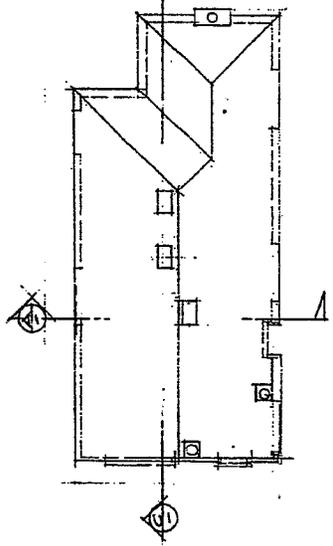
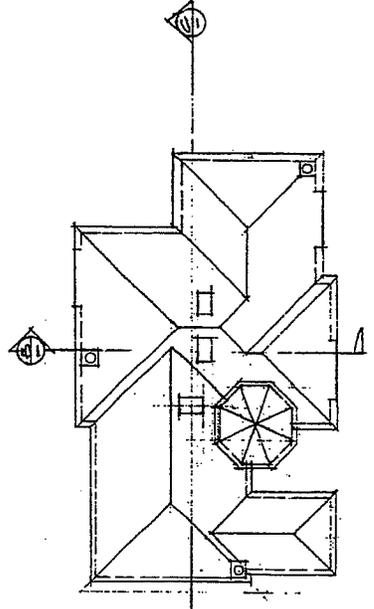
REVISION	BY	DATE

WILLIAM S. COOPER, A.I.A.  
 ARCHITECT  
 1000 NORTH GARDEN STREET  
 CARPINTERIA, CA 93013  
 PHONE 805-685-9117 FAX 805-684-9117



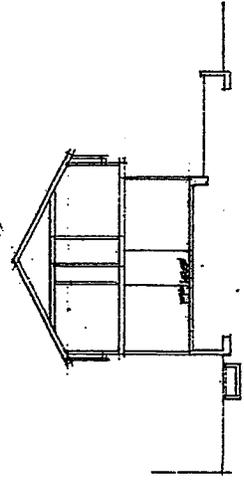
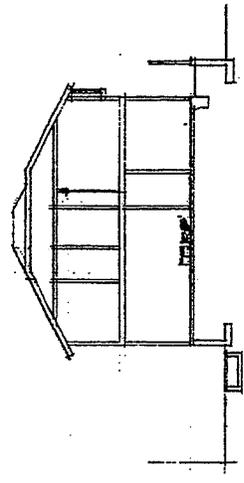
PROPOSED 2 RESIDENTIAL UNITS FOR  
 NEW BELL HEALTH  
 190 HOLLY AVENUE  
 CARPINTERIA, CA 93013

DATE: 01/14/02  
 DRAWN: JAC  
 CHECKED: JAC  
 SCALE: AS SHOWN



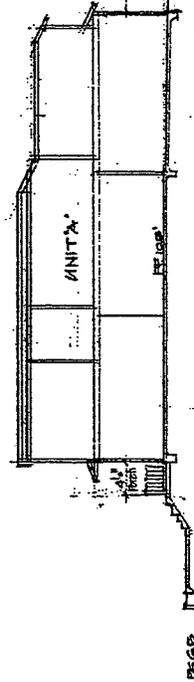
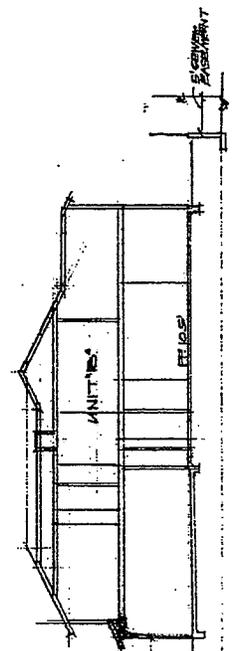
FOOR PLAN UNIT 1

FOOR PLAN UNIT 2



ELEVATION A

ELEVATION B



SECTION C

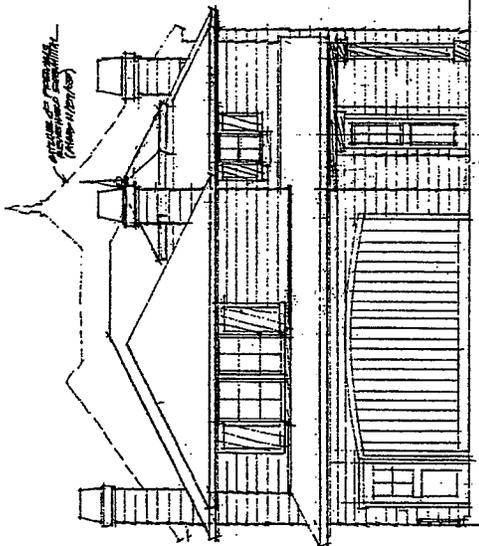


REVISIONS	BY	DATE

WILLIAM G. COOPER, A.I.A.  
 ARCHITECT  
 1234 MARKET STREET  
 SAN FRANCISCO, CA 94102  
 PHONE 415-398-1234 FAX 415-398-5678

PROPOSED 2 RESIDENTIAL UNITS FOR:  
 MR. BILL HEATH  
 150 HOLLY AVENUE  
 CARMELITA, CA 93913

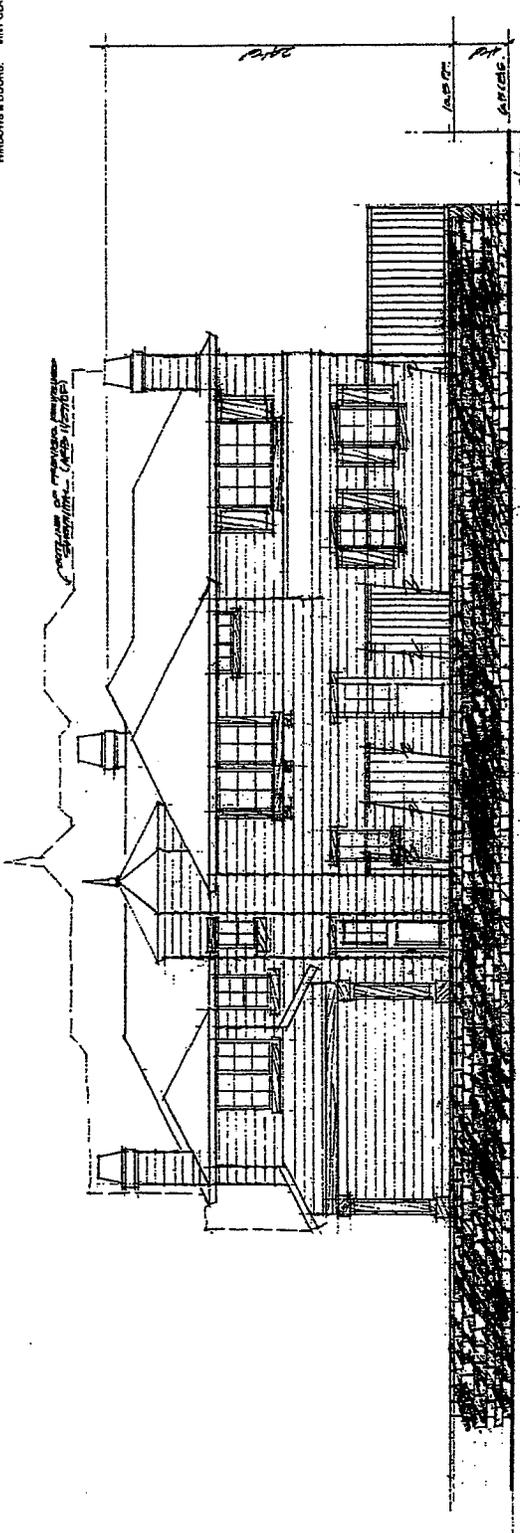
DATE: 10/15/03  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN



NW ELEVATION

Scale: 1/4" = 1'-0"

**ELEVATION NOTES:**  
 MATERIALS:  
 1. EXTERIOR WALLS: 3/4" INSULATION, BRICKS  
 2. SIDING: HARD-PLANK SIDING  
 3. ROOFING: ASPH/FLT  
 WINDOWS & DOORS: VINY CLAD TRU DIVIDED LITES



SE ELEVATION

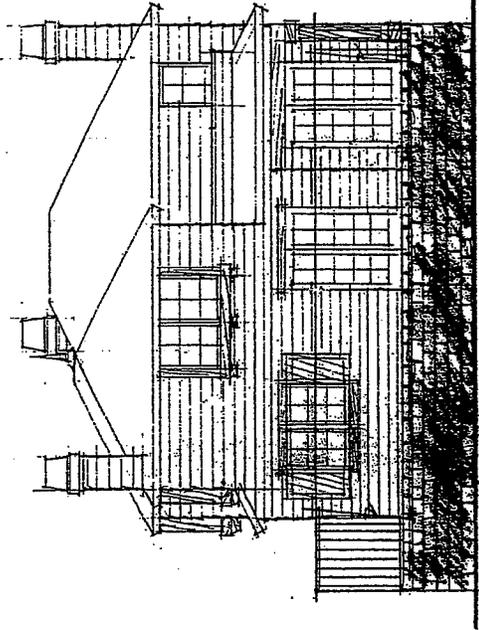
Scale: 1/4" = 1'-0"

REVISIONS	BY	DATE	DESCRIPTION

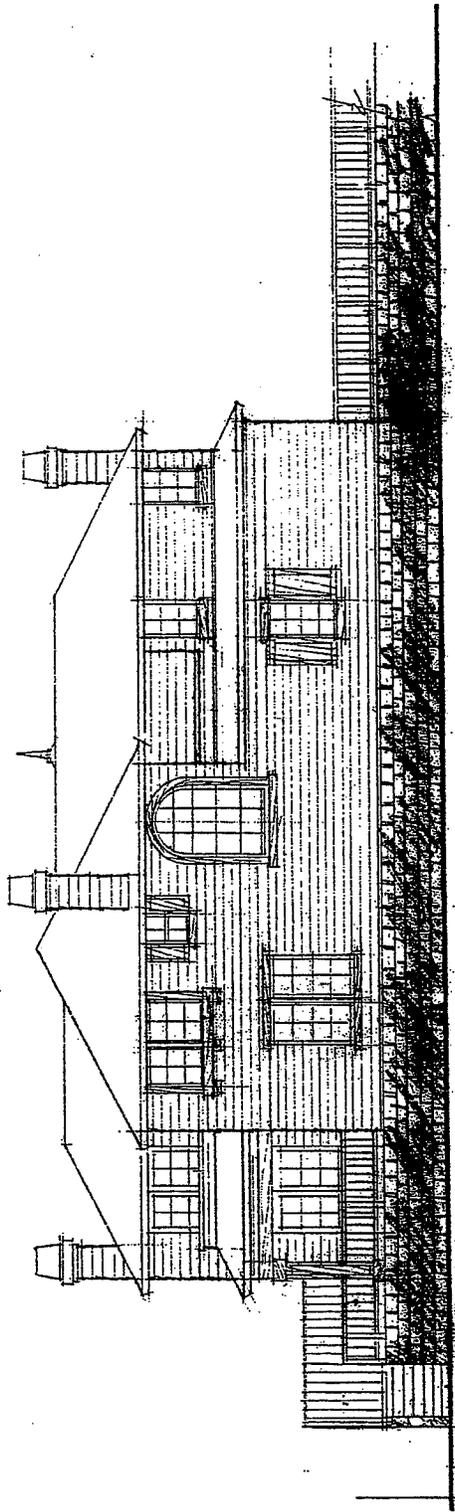
WILLIAM G. COOPER, A.I.A.  
 ARCHITECT  
 100 HOLLY AVENUE  
 CARPINTERIA, CA 93013  
 PHONE 805-688-9127 FAX 805-688-9127



PROPOSED 2 RESIDENTIAL UNITS FOR:  
 MR. BILL HEATH  
 100 HOLLY AVENUE  
 CARPINTERIA, CA 93013



SE ELEVATION  
 Scale: 1/4" = 1'-0"



NE ELEVATION  
 Scale: 1/4" = 1'-0"

**ELEVATION NOTES:**  
 ROOFING: CONVENTIONAL SHINGLES  
 SLOPE: 6/12  
 FINISH: VINYL CLAD TRU DIVIDED LITE  
 WINDOWS & DOORS: VINYL CLAD TRU DIVIDED LITE

## ACTION MINUTES

The meeting was called to order at 5:35 p.m. by Bill Cooper, Chair of the Architectural Review Board.

### ROLL CALL

Boardmembers present: Bill Cooper, Chair  
Scott Ellinwood  
Bill Araluce  
Gregg Carty, Vice Chair  
Wade Nomura

Boardmembers absent: None

**OTHERS PRESENT:** Steve Goggia, Senior Planner  
Stephanie Diaz, Contract Planner  
Hollie Brunsky, Contract Planner  
Approximately 12 interested citizens

**PRESENTATIONS BY CITIZENS** – None

### PROJECT REVIEW

Note: The order of review of the items was reversed at the hearing as the second item was brief.

### CONTINUED PRELIMINARY REVIEW

1) Applicant: William and Jody Heath Planner: Hollie Brunsky  
Project Number: 05-1225-ARB  
Project Location: 190 Holly Avenue  
APN: 003-481-014

Preliminary review of a proposal to allow the development of two new single family dwellings of approximately 2,580 square feet and 2,830 square feet on a vacant lot. The site is zoned Planned Residential Development (PRD-20).

### DISCUSSION:

The Architect submitted new plans with 4.5 feet of fill (not 6) for structures. The project engineer was present to discuss flood issues.

During public comment, Architect Chris Manson-Hing, agent for Ms. Andrea Caren submitted a letter and discussed an issue that he believes the story poles did not correctly show the entirety of the building. It was also noted that the trees shown to screen the structures were either not on the property (within the adjacent neighbor's driveway) or within the flood control channel easement. He and other neighbors also commented on the size and height of the structures citing concerns of compatibility, viewshed blockage, solar access blockage, and flooding.

**EXHIBIT C**

**ARB Comments:**

The ARB in general liked the style of the architecture and the fact that the two structures were separated by the common motor court. All agreed that the overall height of the structures needed to be lowered. Boardmember Ellinwood commented that the size could be reduced somewhat.

All thought the setbacks were adequate from adjacent structures. Boardmember Nomura commented that the minimal landscaping in the side yards was fine as it wouldn't impede on solar/light exposure for the adjacent properties.

The Board liked the fact that the two-story structures were centered on the property due to the location of the flood control easement and the common driveway. They also liked the way the partially grassed drive would lead ones eyes up to the entrance of the back unit.

Boardmember Carty would like to see chimney to the ground.

All would like to see cut/cross section of height as it relates to neighboring structures.

**ACTION:** Motion by Boardmember Nomura, seconded by Boardmember Ellinwood to recommend a continuance to the meeting of January 12, 2006.

**VOTE:** 3-0 (Araluce and Cooper abstained)

2) Applicant: Venoco, Inc  
Project Number: 05-1202 DP/CDP  
Project Location: 5663 Carpinteria Avenue  
APN: 001-170-021

Planner: Stephanie Diaz

Preliminary review of a proposal to permit existing signs in conjunction with a proposed fence at an exiting parking lot at the south end of Dump Road. The sign request includes 10 existing signs attached to metal pole railings or on poles that are less than 6 feet high. The signs are located in the parking lot area. The signs are for directions, parking lot usage, safety, and the seal sanctuary. The site is zoned Coastal Industry District (M-CD).

**DISCUSSION:**

The Board discussed the color and material of the signs. Steve Greig representing Venoco stated that the sign poles have been painted yellow so that they will be visible to the truck drivers that use the parking lot. The Chairman opened the public hearing. William Dean requested clarification of the look of the new signs. Stephanie Diaz, planning consultant stated that she had received a telephone call from a neighbor, Susan Allen, who supported the removal of 11 signs. The public hearing was closed.

**ACTION:** Motion by Boardmember Carty seconded by Boardmember Cooper, to recommend Approval of the sign program including 10 existing signs, as presented.

**ACTION:** The Board provided conceptual comments to the applicant.

---

**CONTINUED PRELIMINARY**

2) Applicant: William Heath  
Agent: William Cooper  
Project Number: 05-1225-ARB  
Project Location: 190 Holly Avenue  
APN: 003-481-014

Planner: Steve Goggia

Continued preliminary review of a proposal to allow the development of two new single-family dwellings at a vacant lot. Unit A is proposed to include approximately 2,134 square feet of habitable space with a 580 square foot two-car garage. Unit A is proposed to be approximately 29 feet in height. Unit B is proposed to include approximately 2,636 square feet of habitable space with a 548 square foot two-car garage. The height of Unit B is approximately 28 feet, six inches. Approximately 1,050 cubic yards of soil is needed to raise the site with up to four feet of fill. The proposal includes a landscaping plan for the entire site. The project requires approval of a Development Plan modification to allow an approximately five-foot encroachment into the front yard setback. The site is zoned Planned Residential Development (PRD-20).

**Neighbor Comments:**

- Adrea Caren, Managing Partner/Owner of the adjacent apartment building presented her concerns regarding the size and scale of the proposed residences, light and flooding issues.

**ARB Comments:**

Overall the Boardmembers appreciated the fact that the height of both residences has been brought down since the last review. The consensus was that it appears to be a reasonable solution for the development of the two detached homes on the lot. All were supportive of the request for the modification to the front yard setback, noting that they would like to see the front building setback compatible with other structures on the street. Boardmember Nomura indicated that perhaps three, rather than four trees at the south side of the property along the driveway would help open up the views and light between the structures.

**ACTION:** Motion by Boardmember Ellinwood seconded by Boardmember Nomura, to recommend preliminary approval with the comments noted above.

VOTE 3-0-1 (Cooper abstained, Araluce absent)

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- b. Project No. 05-1225-DP/CDP – Heath Residences  
Applicant: William Heath  
APN: 003-481-014  
Application Filed: May 3, 2005  
Project Planner: Steve Goggia

OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS - None

Hearing on request of William G. Cooper, A.I.A., agent for William Heath to consider Case No. 05-1225-DP/CDP [application filed on May 3, 2005] for approval of a Development Plan, Government Code 65402 General Plan/Coastal Plan Consistency Determination (to expand a County of Santa Barbara Flood Control Easement) and a Coastal Development Permit to construct two new single-family dwellings on a vacant lot at 190 Holly Avenue under the provisions of the PRD-20 Zone District; and to accept the exemption pursuant to Section 15303 of the State Guidelines for Implementation of CEQA. The application involves AP No. 003-481-014, located at 190 Holly Avenue.

Senior Planner Steve Goggia presented the staff report. He described the project, explaining that in November of last year a preliminary ARB review took place and the ARB liked the style, separation of buildings, and grass-lined driveway; and that in March they reviewed a revised proposal and also found it reasonable. He added that there was a possibility that utility poles would be undergrounded and the condition addressing them would need revision. He stated they were recommending adoption of the resolution and approval of the project.

In response to a question about who would bear the cost of the undergrounding, he said it would be borne by the applicant. He also explained that feasibility for the applicant is considered when several poles along a street are affected. He said the area affected by the undergrounding is tight and other utility lines are situated where it is to take place, so details are still being worked out.

Regarding heights of neighboring buildings, he asked for time in order to look up the information.

About the patio that projects into the front yard setback, he said no modification was required and that the porch is an open one.

Community Development Director Jackie Campbell added that the patio was consistent with the code, which allows for certain projections into the setbacks.

With respect to whether the flood channel cover plates were locked down, Goggia explained that they were made of steel and are heavy, and added that flood control would be inspecting the channel every two years.

PUBLIC HEARING OPENED

Chair Ooley opened the public hearing at 7:20 p.m.

William Cooper, project architect, explained that the structure on the north was surveyed at 30 feet, and the one on the south at 18'6." He explained that they had been working with Flood Control for many years in order to get things right and it was important to them to meet base flood elevation requirements. He said the reason for the retaining wall was to meet the base flood elevations and 2% drainage requirement. He listed the following design elements: a guest parking space, wheelchair access to each unit, maximum solar access, keeping the retaining walls as low as possible and "dressing" them up, maintaining existing drainage patterns, and fire access. He said they have an ongoing discussion with Edison regarding undergrounding the poles and utility lines.

Adrea Caren, property owner and manager of the Seashell Apartments at 180 Holly, said she had hired an architect to assist her in understanding the impacts of the development. She distributed a drawing to the Commission, which showed the scale and mass of the building in comparison to her complex, and said scale, density, mass, shade and light would all be a problem. She explained that her downstairs units would only have light directly at noon, and that there will only be 13 feet between the buildings. She also said she was concerned about the drainage situation and expressed concern that her driveway would become a moat during a downpour. She compared her building to a pebble and the proposed one a boulder, and asked for the Commission's help in addressing the issues.

William Dean, 4849 Third Street, stated that he was a professional engineer and that he was pleased to see the site improved. He said it had been a dump for 25 years. Regarding the flood control channel, he said houses on his street had been draining into it without a problem. He said the owners were entitled to improve their property.

PUBLIC HEARING CLOSED

Chair Ooley closed the public hearing at 7:42 p.m.

In response to a question about the story poles, Senior Planner Steve Goggia explained that they had been put up before the elevation was lowered.

Regarding the front patio, William Cooper explained that there are 2-3 steps from the driveway to the patio, and then 2-3 steps to the porch. He said it is a meandering walk surrounded by landscaping that leads to the front door.

He added that minimum requirements had been met for solar access relative to the adjacent building and they were happy about the height being lowered. Regarding maintaining the channel, he said they would be asking for a maintenance plan.

Adrea Caren complained that logs often clog the swale.

Commissioner Allen stated that he understood the neighbors' concerns but pointed out that the building will be lower than the initial story poles.

Chair Ooley said that there was a hodgepodge of heights in the area and that over time things would be straightened out.

Commissioner LaFevers said he had no comments regarding the conditions. He said he was supportive of the project and that he understood the neighbors' concerns. He said there was a good separation between the two buildings and he liked that the full setback was met on Holly. He said he felt that overall they were being responsive to the neighbors and the project was consistent with others in the area.

Commissioner Allen said he agreed with LaFevers' comments. He stated that the only thing that could be done to preserve the neighbors' views was for the Commission to limit the building to one-story, which they could not do. He pointed out that the portion of the apartment facing north doesn't get light from the sides anyway. He said it was a good project for the community.

Chair Ooley said he agreed with their comments.

Senior Planner Steve Goggia stated that by approving the project they would be making a determination that granting the flood control easement is consistent with General Plan policies.

Commissioner Reddington said she would oppose the project on the grounds that it is too tall and too big.

#### MOTION

Commissioner LaFevers moved and McQuary seconded that they adopt Resolution PC 06-015 as discussed, including the Flood Control Easement Consistency determination. Motion was carried by voice vote 4-1, with Reddington dissenting.