

## ACTION MINUTES

The meeting was called to order at 5:35 p.m. by Boardmember Johnson, Chair.

### ROLL CALL

**Boardmembers present:** Scott Ellinwood (arrived at 5:40 p.m.)  
Dylan Chappell  
Rachelle Gahan  
Richard Johnson  
Jim Reginato

**Boardmembers absent:**

**OTHERS PRESENT:** Approximately 16 interested persons

### PUBLIC COMMENT:

Judy Pearce noted that there are many homes in the Concha Loma Neighborhood older than what the Sub Area 5 Residential Design Guidelines suggest.

### PROJECT REVIEW

- 1) Applicant: Cearnal Adrulaitis, LLP, agent/architect for Victor Schaff Planner: Nick Bobroff  
Project Number: 14-1710-CUP/CDP  
Project Location: 6402 Cindy Lane  
Zoning: Industrial Research Park (M-RP)

Hearing on the request of Cearnal Adrulaitis, LLP, agent/architect for Victor Schaff to consider Case No. 14-1710-CUP/CDP for continued preliminary/final review of a proposal to complete a comprehensive remodel of an existing multi-building office park development. Proposed improvements include interior and exterior upgrades to both buildings, new site landscaping and new exterior lighting. The property is a 3.57 acre parcel zoned Industrial Research Park (M-RP) and shown as APN 001-190-095 located at 6402 Cindy Lane and 1000 Mark Avenue (formerly addressed as 6410 Cindy Lane and 6402 Via Real).

Staff provided a summary of the Board's comments from the last meeting and presented the revised color and patterning schemes for the buildings. Staff also pointed out the two rundown accessory buildings would be removed; one of which would be replaced with a new block wall enclosure (to match the trash enclosures) for the electrical transformer station.

The applicant, Matt Gries, walked the Board through the changes and also presented additional color options for Building "A" for the Board's consideration. Mr. Gries noted that the property owner was leaning toward selecting only one, or possible two, of the cladding colors to use for the body color on the remainder of Building "A," as opposed to the four-color alternating panels as originally presented.

Public Comment: None

### Boardmember Discussion:

The Board noted that many of their concerns with the building colors and cladding patterns had been addressed. Several of the Boardmembers initially felt the colors/patterning were still a little too busy, while the others felt they had been adequately subdued.

Ultimately, the Board agreed that the cladding patterns and colors were acceptable as proposed, but that the Board prefers the simpler body color options for Building "A" (i.e., one or two shades) rather than the multi-

colored panels as originally proposed. The Board also asked that the column and lintel colors on both buildings be complementary to one another to help tie the buildings together.

Boardmember Gahan noted the landscape changes to accommodate the removal of the old accessory buildings and the construction of the new transformer enclosure were fine as proposed.

**ACTION:** Motion by Boardmember Ellinwood, seconded by Boardmember Gahan to recommend final approval with their comments attached.

**VOTE:** 5-0

## PROJECT REVIEW

- 2) Applicant: Laura Weinstein, agent for Edward St. George Planner: Shanna R. Farley-Judkins  
Project Number: 14-1714-CDP/ARB  
Project Location: 5408 Shemara Street  
Zoning: Single Family Residential (8-R-1)

Hearing on the request of Laura Weinstein, agent for Edward St. George, to consider Case No. 14-1714-CDP/ARB for a continued preliminary review of a second floor and ground floor additions of approximately 897 square feet. The property is a 10,019 square foot parcel zoned Single Family Residential (8-R-1) and shown as APN 001-271-002 located at 5408 Shemara Street.

Staff presented a brief presentation about the project and the revisions made to the project since the last presentation to the Architectural Review Board. The roof materials now include a two piece Monterey tile roof material in a darker brown red tone identified as "Newport." The window trim and details were called out in a bronze color. The applicant presented a color and materials board and explained changes made on the project.

### Public Comment:

Roberta Lehtinen, neighboring property owner, commented that she liked the relocation of the balcony to the side and the changes made to the courtyard wall. She suggested that a tile roof was not consistent with other roofing materials in the tract and would be an "eyesore". She also had concern with the spanish style architecture, which she felt was not represented in their tract of homes.

George Lehtinen agreed with his wife and seconded the comments on the tile roof. He believed the roof material was of too high a quality and would make other homes in the neighborhood seem less attractive in comparison.

### Boardmember Discussion:

Boardmember Chappell believed the applicant responded well to the prior comments of the Board and he noted he liked the mission tile. Boardmember Reginato agreed and commented that he believed the tile roof would not be detrimental to neighboring homes' attractiveness. Boardmember Ellinwood appreciated the changes and the sensitivity to the neighbor's privacy.

Boardmember Ellinwood suggested that the balcony columns appeared too spindly to support the mass of the balcony in relation to the architectural style and structure's massing. He suggested that they need more "visual weight" which may include an increased column width, added foundations, or rafter tail supports. He agreed that variety was supported throughout the community in Carpinteria. He suggested that the ground floor bedrooms may require larger and or more windows. He noted that the project would need further review to consider details like rafter end details, Monterey details, and thicker walls to introduce relief near the windows and doors.

Boardmember Gahan appreciated the changes to the courtyard wall. She suggested that the newly added Clivia be tucked beneath shaded areas to avoid harsh sunlight. She also suggested that a drought tolerant turf be incorporated in the lawn area.

Boardmember Johnson suggested that the rear elevation, now that the balcony had moved, needed additional articulation. He also suggested that a lower plate height could be used on the second floor to reduce the overall height and mass of the structure. He noted that with vaulted ceilings, the space would have sufficient roof heights for the spaces. He also agreed that the balcony and other details needed to have increased beam dimensions to support the weight and style of the structure. He suggested that a post support or base was needed to reduce the narrowness of the balcony columns. He noted that he would be interested to see how gutters and downspouts would be incorporated into the plans. He also agreed that a reveal of approximately two inches was necessary around the doors.

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Chappelle to recommend preliminary approval of the project, with the following comments:

- Final plans should reflect details for elements including rafter tails, lighting, column dimensions, trim details, downspouts, gutters, and wall thicknesses;
- The balcony columns should be increased in width to relate more to weight and mass of the balcony and mass of the main structure;
- The North elevation should include further articulation to add interest to the area where the balcony had previously been proposed, it was suggested to frame out a one to two foot separation to separate the ground floor from the second floor;
- The landscape plan should denote a drought tolerant turf materials; and
- Walls should be framed to create relief around windows and doors.

**VOTE:** 5-0

## PROJECT REVIEW

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

Planner: Shanna R. Farley-Judkins

Hearing on the request George Manuras, agent for Liz Dautch, to consider Case No. 14-1726-CDP/ARB for a preliminary review of a second floor addition of 438 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.

Staff presented a brief presentation on the project and concerns raised in the staff report. The applicants commented briefly on the project and noted that the project would make use of matching colors and materials as the existing ground floor of the home. Boardmember Ellinwood asked about the layout of the ground floor plan and why there was an odd space. Mr. Horowitz replied that an addition to the home was constructed in the past and designed/built to have avoided the need to alter the existing crawl space entry. He noted that the current proposal would not affect that portion of the residence.

Public Comment:

Gail Marshal, neighbor to the rear of the project, noted that the project posed privacy issues for their residence. She noted that the rear facing windows aligned with their back yard and kitchen areas and raised concerns about privacy impacts. She also suggested that the western elevation should be stepped in from the ground floor, as it would create a more attractive design.

Rocky Marshal, neighbor to the rear of the project, suggested that the privacy issues could be addressed by use of higher clearstory windows for the new second floor addition. He also noted that another neighbor, not present at the meeting, also had privacy concerns related to the project.

Don Benson, owner of 5529 Calle Ocho, noted that he was concerned about the western facing sidewall that was not setback from the ground floor wall. He noted that due to the existing nonconforming setback, the proposed wall was even closer than normally allowed in the Zoning Code. He noted that the City should be cautious about how second story additions are designed.

Virginia Barrison, owner of 5547 Calle Jon, noted that the proposed addition would remove all of her beach views from inside her home. She noted that she was concerned that there were too many second story homes in the neighborhood.

Vera Benson cautioned that second story homes should not be designed like Lagunitas. She presented a picture of the rear facing elevations of homes at the Lagunitas Development.

Judy Pearce, owner of 5528 Canalino drive, noted that there were several two story homes in the neighborhood and some were designed better than others. She noted that the neighborhood was designed with small homes on small lots and it was expected that homeowners would eventually desire increased square footage and newer amenities.

Kent Barbieri, owner of 5551 Calle Arena, believes the proposed addition is too prominent and should be more discreetly integrated into the existing structure. He also noted that first floor roof structure was low and second floor appears more prominent as compared to homes where the roof structure helps to screen the addition.

Laurie Stout, owner of 5556 Calle Arena, noted that the proposed design raised no concerns for her but that she would be concerned about any redesigns which might move the addition closer to her two-story home, thus causing privacy and/or view concerns for her. She noted that she hoped her privacy and views would also be considered.

Boardmember Discussion:



**Boardmember Discussion:**

Boardmember Ellinwood asked for clarification on the thickness of the sign. Mr. Morris responded that the sign would be 6mm thick and would be fairly thin. Boardmember Ellinwood noted that he felt the sign was “A okay” and was appropriate for the site. The Board agreed and felt the sign was suitable for the building and location.

**ACTION:** Motion by Boardmember Chappell, seconded by Boardmember Reginato to recommend final approval of the project to the Community Development Director.

**VOTE:** 5-0

**OTHER BUSINESS:**

Boardmember Reginato reported back to the Board concerning the “over the counter” review of the revised colors and metal finishes for the Dorrance Way Group SFDs, noting that the revised colors and roof shades were fine.

**CONSENT CALENDAR:**

- Action Minutes of the Architectural Review Board meeting held July 17, 2014.

**ACTION:** Motion by Boardmember Chappell, seconded by Boardmember Ellinwood to recommend approval as submitted.

**VOTE:** 3-0 (Boardmembers Reginato and Gahan absent)

- Action Minutes of the Architectural Review Board meeting held August 28, 2014.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Reginato to recommend approval as submitted.

**VOTE:** 4-0 (Boardmember Chappell absent)

**MATTERS PRESENTED BY BOARDMEMBERS and STAFF:**

All Boardmembers indicated they would be present for the October 16, 2014 meeting.

**ADJOURNMENT**

Chair Johnson adjourned the meeting at 7:00 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, October 16, 2014.

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Secretary, Architectural Review Board

**ATTEST:**