

ACTION MINUTES

The meeting is called to order at 5:35 p.m. by Vice-Chair Ellinwood.

ROLL CALL

Boardmembers present: Dylan Chappell
Jim Reginato
Rachelle Gahan
Scott Ellinwood

Boardmembers absent: Richard Johnson

OTHERS PRESENT: Approximately 10 interested persons

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: James Macari, Architect for Payton Olverd Planner: Shanna R. Farley-Judkins
Project Number: 14-1731-ARB
Project Location: 5157 Ogan Road
Zoning: Single Family Residential (7-R-1)

Hearing on the request of James Macari, architect for Payton Olverd to consider Case No. 14-1731-ARB for final review of a proposal to construct a two-story 2,615 square foot single family residence and 603 square foot three-car garage on a vacant parcel. The total square footage of the three-bedroom, three-bathroom residence would be 3,218 square feet. The maximum height would be approximately 21 feet 7 inches from finished grade. The property is a 9,394 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 003-161-019, located at 5157 Ogan Road.

Staff presented a brief discussion about the proposed revisions submitted by the architect. The architect James Macari presented a color board to the Board.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato and Ellinwood noted that the project addressed the concerns raised by the Board and the neighbors. Boardmember Gahan liked the colors provided and believed the changes to the landscape plan were appropriate.

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

VOTE: 4-0 (Johnson Absent)

PROJECT REVIEW

- 2) Applicant: Dylan Chappell Architects, agent for Susan and Bruce Bornhurst
Project Number: 14-1738-ARB Planner: Nick Bobroff
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 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.

As the project architect for the Bornhurst Residence, Boardmember Chappell recused himself and left the room for the duration of the item.

Public Comment:

Don Benson, property owner at 5529 Calle Ocho, explained his property backs up to the subject property and sits approximately 10- 12 feet lower in elevation. He worried that the large windows and second floor deck on the new second floor addition would cause privacy impacts for his property; he noted his residence's master bedroom and primary outdoor living areas were located at the rear of the property and would likely be visible from this new addition. He explained that while he would prefer to not see a second story addition built at all, at minimum he hopes his privacy concerns can be addressed through measures such as raising window sill heights along the rear elevation and/or using an obscured railing for the deck. Concerning the proposed architecture, he felt the proposed wood siding used around the entry was too bold for the rest of the design.

Jason Lusk, 5575 Retorno Drive also expressed privacy concerns resulting from the new second story addition. He explained that his home sits across the street from the subject property and is approximately 15 feet higher in elevation, but with the new second floor addition, occupants would be able to see across the street and into his home and yards. He also feared that allowed a two story home in this area may set a precedent for the rest of the Retorno Drive/Callejon area of the Concha Loma neighborhood.

A public comment letter received from Marjorie and Peter Marion, property owners of 700 Concha Loma Drive, was circulated to the Boardmembers and applicant. In the letter, they noted they were principally concerned with solar shading and potential privacy impacts to their property. They asked that these potential impacts be simulated and shown on the plans. They also raised a concern about any potential increased risk of subsidence from a taller, more massive structure being located adjacent to their property.

Boardmember Discussion:

Boardmember Gahan indicated she did not feel the contrasting wood siding elements were compatible with the style/colors of the rest of the home. She also agreed that privacy impacts, to

the east in particular, would be problematic if the existing mature vegetation along the rear property line were ever removed. Otherwise, she felt the project was fine.

Boardmember Reginato believed that, overall, the project could fit into the neighborhood. He found the proposed colors and materials pleasing, however, he agreed with Boardmember Gahan that the wood siding does not work for him as proposed. He recommended the applicants take additional measures to address the potential for privacy impacts, particularly for neighbors to the east and west. He suggested a higher and/or solid railing for the new deck would help.

Boardmember Ellinwood noted the new second floor would enjoy generous setbacks from neighboring properties which should help to mitigate potential privacy impacts but that additional measures should still be taken to address the noted concerns from neighbors. He suggested that another option for the deck railings would be a frosted or glazed glass railing. Overall Boardmember Ellinwood liked the stripped down, modern aesthetic of the design, including the contrasted wood siding elements.

Boardmember Ellinwood attempted to make a motion to recommend preliminary approval with direction to address the privacy concerns however the motion failed to garner a second. Boardmembers Reginato and Gahan noted they continued to have a concern with the chosen contrasting wood siding. It was discussed that perhaps a different shade, material and/or roof form for this element would address their misgivings.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Gahan to continue the project to the January 15, 2014 meeting with the following comments:

- Restudy the proposed color/material/form of the contrasting entry element and matching rear elevation pop-out; and
- Address privacy impacts raised by neighbors through adjustments to window sizes, locations, etc. and deck railing materials/design.

VOTE: 3-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held November 13, 2014.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Gahan to recommend approval of the Consent Calendar.

VOTE: 3-0 Chappell absent

MATTERS PRESENTED BY BOARDMEMBERS, STAFF, PLANNING COMMISSION and CITY COUNCIL:

Casitas Village HOA

Casitas Village HOA proposed paint colors. The paint colors were recommended for approval by the Board.

ADJOURNMENT

Vice-chair Ellinwood adjourned the meeting at 6:30 p.m. to the next regularly scheduled meeting to be held at 5:30 p.m. on Thursday, January 15, 2015.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board