

**CITY OF CARPINTERIA  
ARCHITECTURAL REVIEW BOARD  
Meeting of April 16, 2015**

*Agenda Item # D-4*

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**COMMUNITY DEVELOPMENT DEPARTMENT  
PROJECT REVIEW**

**Project:** 14-1733-DP/CDP **Planner:** Steve Goggia  
**Address:** 4295 Carpinteria Avenue  
**APN:** 003-210-030  
**Zoning:** Commercial Planned Development with a Residential Overly (CPD/R)  
**Applicant:** Roger Van Wert for Norman's Nursery, Inc.

**Project Review:**  Conceptual  
 Continued Preliminary  
 Final

**PROJECT DESCRIPTION**

This is the continued preliminary review of a request to demolish an existing private tennis court on a primarily vacant parcel and construct a two-story, four-unit condominium project. The proposal includes four three-bedroom units of approximately 2,300 square feet each (including garage). The building height for the two units fronting Carpinteria Avenue would be 26 feet from finished grade. The two units facing the Carpinteria Salt Marsh would have a building height of 28 feet six inches from finished grade. Vehicular and pedestrian access would be provided off of Carpinteria Avenue.

Each unit includes a two-car garage and private yard area. Two uncovered shared guest parking spaces would also be provided. The project includes minor grading, drainage improvements, underground utility connections, perimeter site walls, new permeable hardscape and new site landscaping.

Revised plans are attached as Exhibit A.

**PROJECT HISTORY**

The project was first reviewed by the ARB at a preliminary level at the meeting of February 12, 2015. Three members of the public spoke on the project; their concerns mainly focusing on the buildings' mass, height and proximity to the public sidewalk, along with the loss of their private views as a result of development of the project site.

The Boardmembers were in general agreement that the architectural style of the buildings is appropriate; however more articulation of the roof forms was needed. Additional concerns were raised regarding the building adjacent to Carpinteria Avenue and the desire to give it a more friendly appearance to the street with street facing entry and porch

elements. Some thought the front building should be stepped farther back from the street as well. There was a general agreement that if gates are proposed, they need to be low, light and airy.

Several Boardmembers thought the overall bulk and scale of the proposal was too large and that the overall height of the structures could be lowered by reducing the pitch of the roof and/or reducing the height of the second floor plates and vaulting the ceilings to increase the feeling of space.

Ultimately the Board recommended a continuance to the April 16<sup>th</sup> meeting with direction to restudy the design concept based on the Board's feedback.

A copy of the February 12<sup>th</sup> meeting Minutes is attached as Exhibit B.

## **PROJECT ANALYSIS**

In response to the comments received during the last ARB review of the project, the applicants have revised the proposal as follows:

- The front unit has been redesigned to provide a front door with a porch and a second floor balcony facing Carpinteria Avenue;
- The configuration of the roof of the front building has been revised and the building height has been lowered two and one-half feet from 28'-6" to 26';
- The setback from the front building to the Carpinteria Avenue right-of-way has been reduced from nearly eight feet to five feet; three feet closer to Carpinteria Avenue;
- The height of the rear building facing the salt marsh has been reduced six inches from 29' to 28'-6";
- The gates have been removed; and
- The tennis court fencing at the rear of the property is now shown to remain, where it had been proposed to be replaced with a seven-foot chain link, wrought iron or wood fence.

Staff notes that the current plans present a more approachable street frontage but still has several suggestions for further study:

- It appears that the rear building could shift closer to the rear property line, somewhere between five and eight feet (up to the Sanitary District easement) thus allowing the front building to likewise move back away from the sidewalk. This would create a more similar setback pattern with the adjacent residences and provide a little more room for the limbs of the Monterey pine;
- The stair tower in the front building appears awkward and would be very notable in the event the Monterey pine is removed. As the stairs up to the rooftop deck in

the front unit rise away from the street, this element could be reconfigured, taking advantage of the stairway slope;

- Both buildings still have nine-foot plate heights on both floors and large attic areas. Staff would still like to see the second floor plate heights reduced and the ceilings vaulted;
- The rear fence material should be reconsidered; and
- A revised Landscape Plan has not been submitted, although it is acknowledged that the plant palette could use some editing in terms of number and sizes of plants .

**The Board's comments on the revisions to the project in light of the Board's previous direction would be appreciated.**

#### **STAFF RECOMMENDATION**

Staff recommends that the ARB comment on the issues raised and provide recommendations to the applicant's team regarding these items. If the Board feels the project meets acceptable design criteria, the Board should recommend preliminary approval to the Planning Commission.

#### **ATTACHMENTS**

Exhibit A- Revised Plan Set

Exhibit B- ARB Minutes, February 12, 2015 meeting



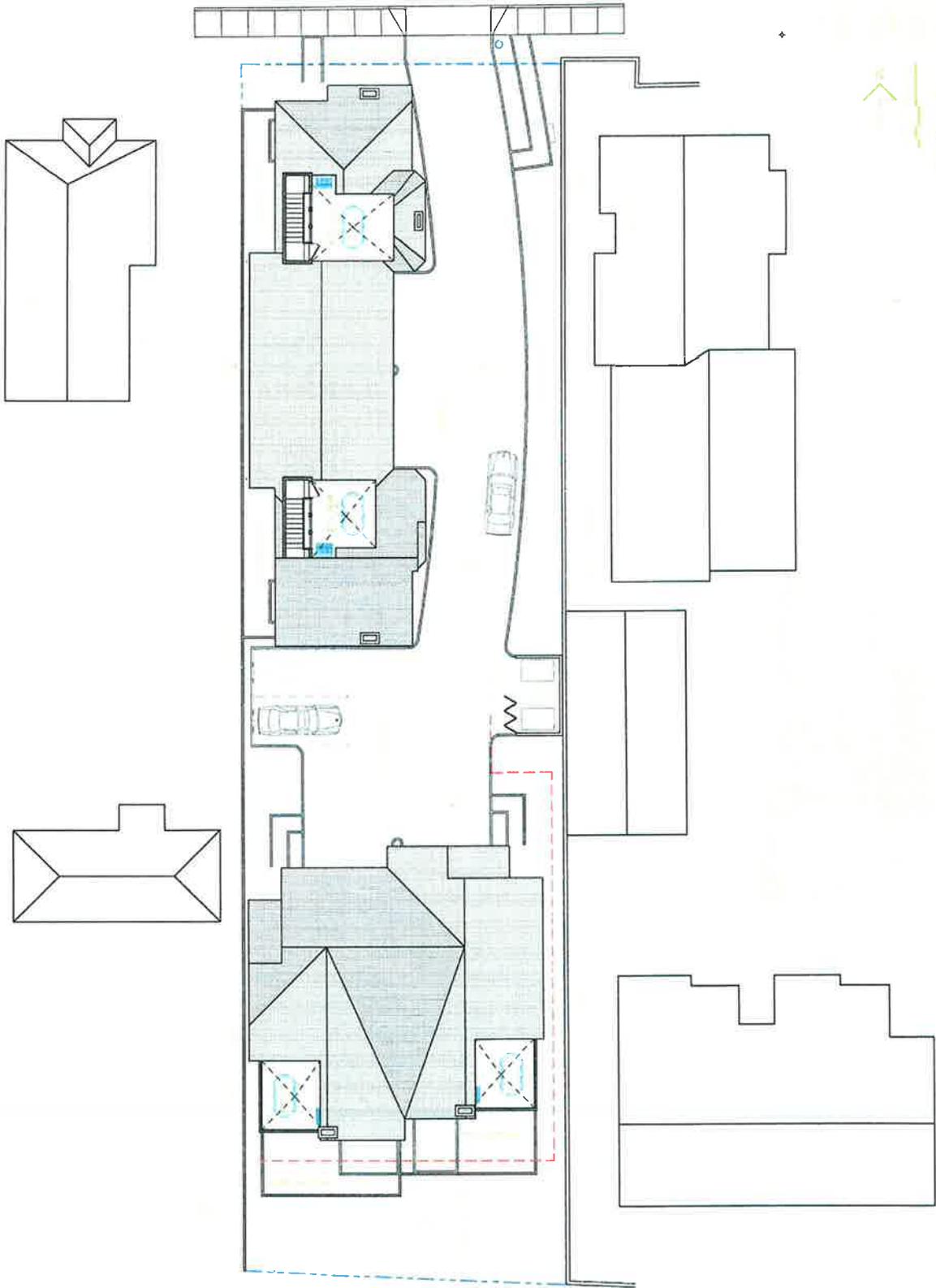
JAMES R. MYER ARCHITECTS

SANCTUARY BEACH

DESIGN ON B

REV DATE



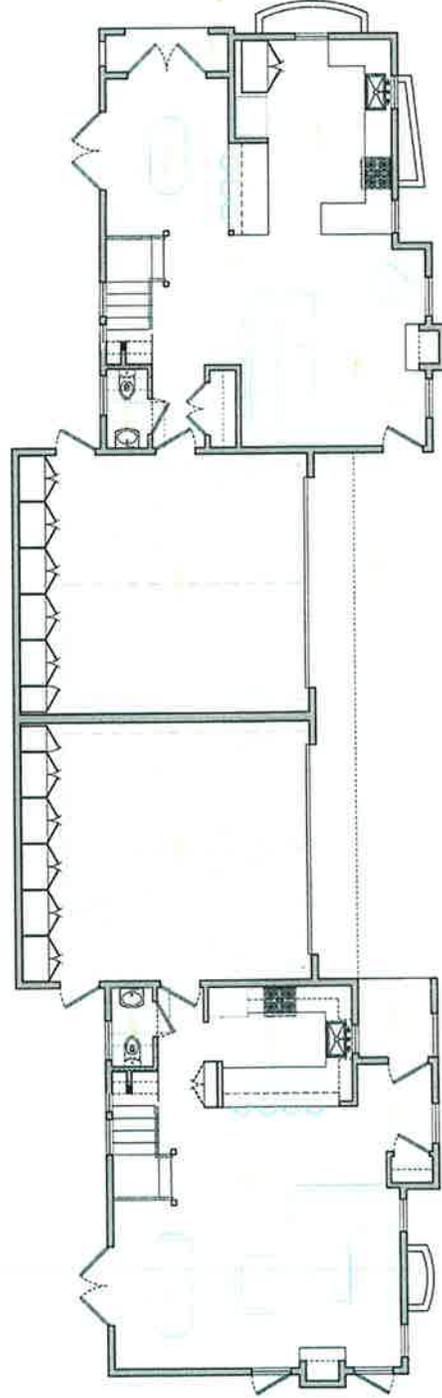
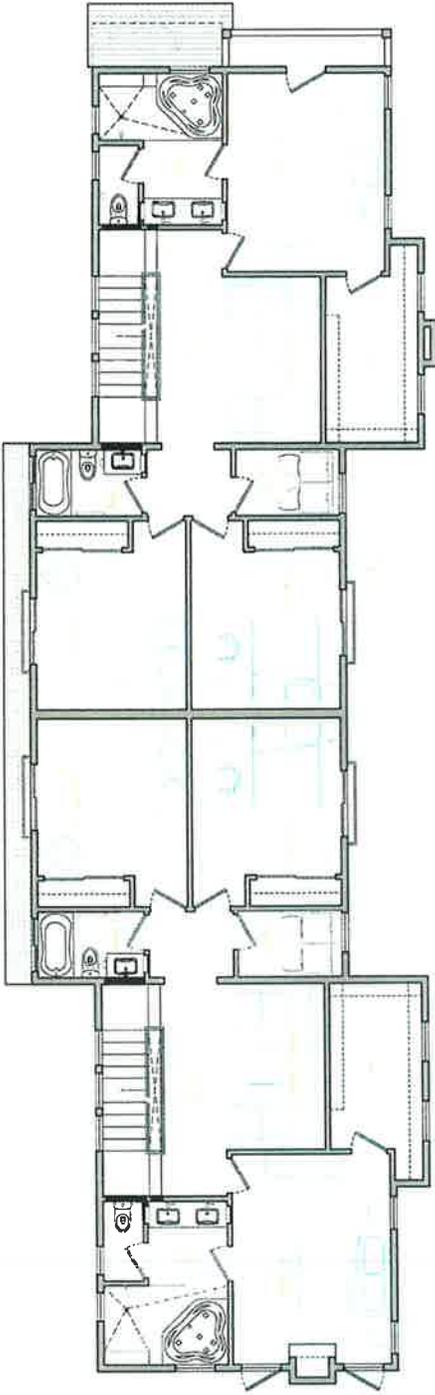


01 (1/10/14)



FLOOR PLANS  
UNITS 1 & 2

A-21



01





DAVID A. ...

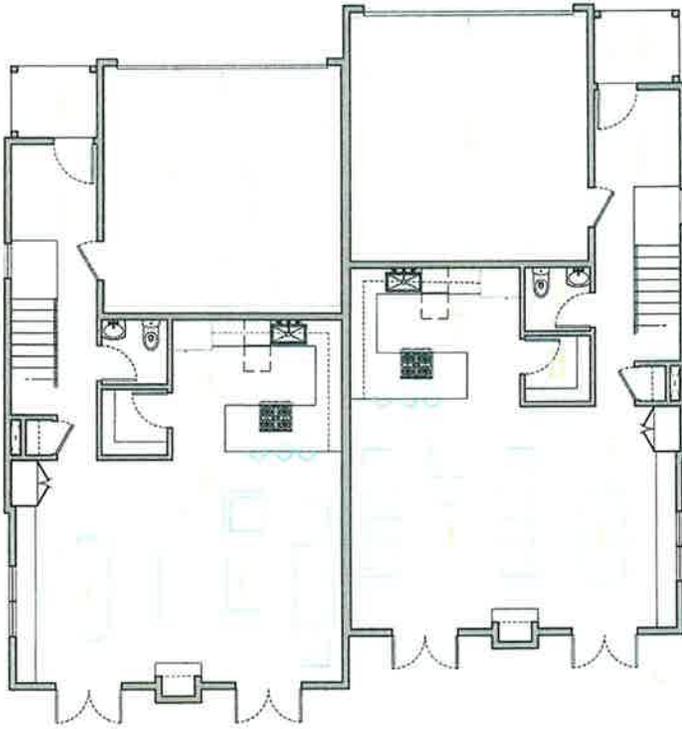
ARCHITECT

12 ...

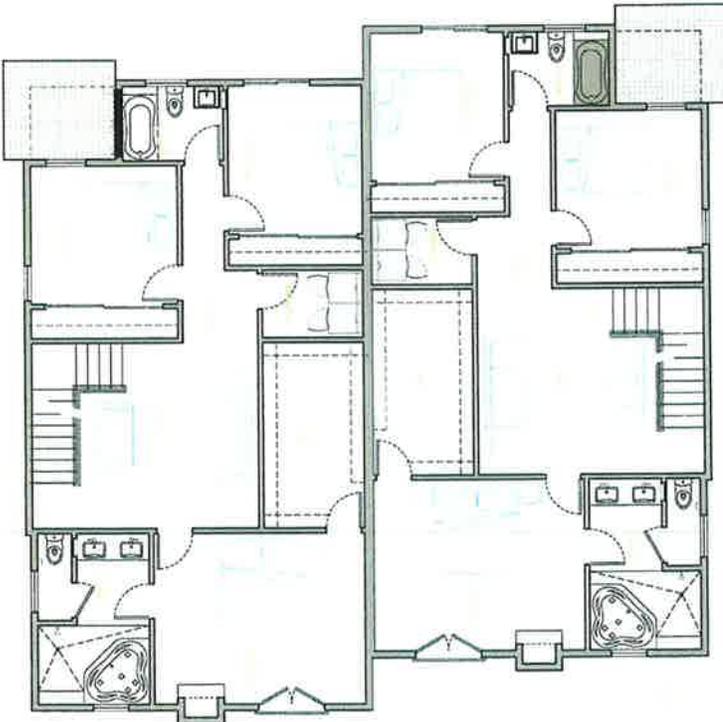
1775 ...

FLOOR PLANS  
UNITS 3 & 4

A-22



01



02





LANDSCAPE ARCHITECTURE, INC.

LANDSCAPE ARCHITECTURE, INC.  
10000 W. 16th Avenue, Suite 100  
Denver, Colorado 80202

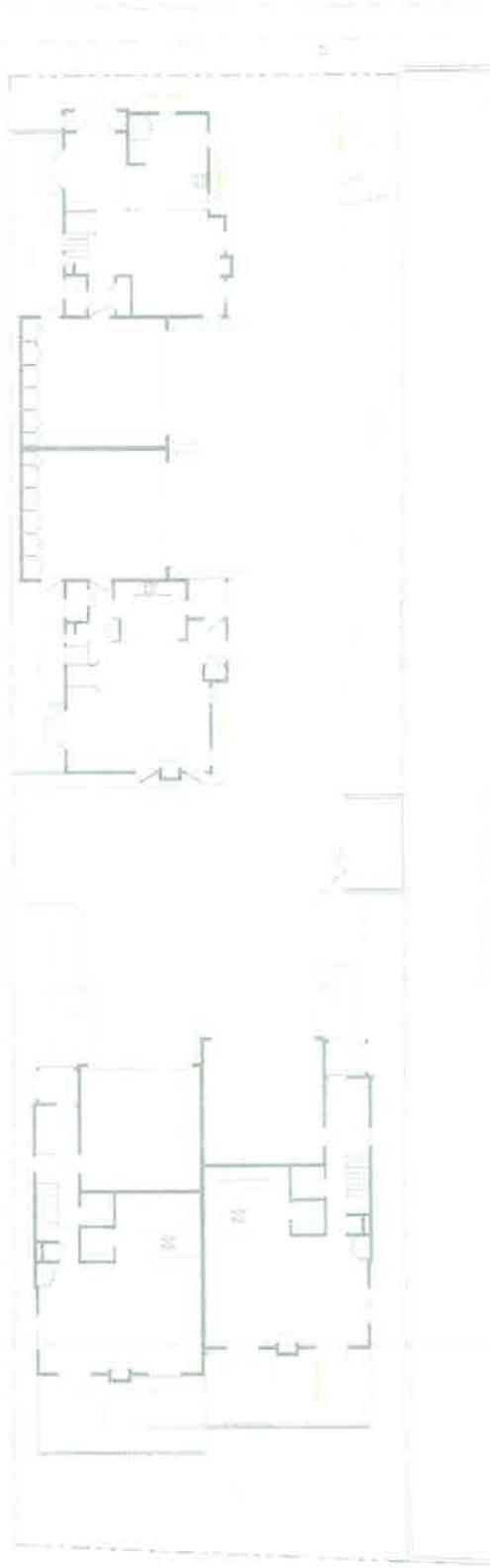
MR. DON HARRISON JR.  
10000 W. 16th Avenue, Suite 100  
Denver, Colorado 80202

# OPEN SPACE AND LANDSCAPED AREAS

A-23



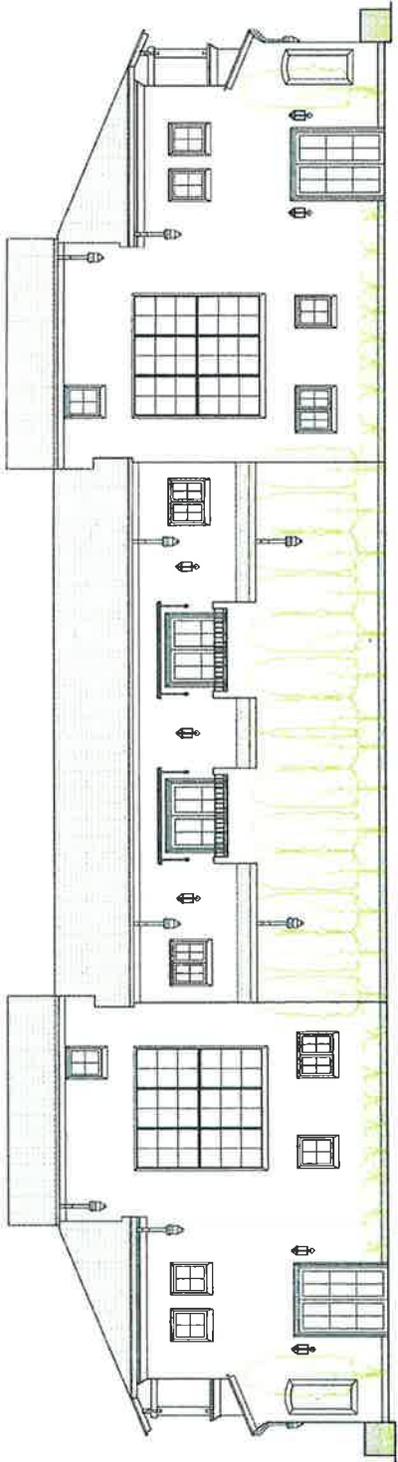
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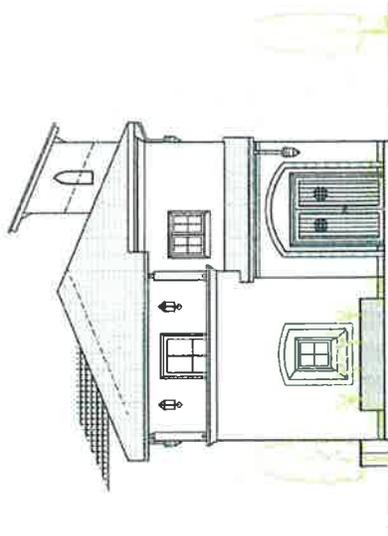


ARCHITECT  
 1000 N. GARDEN ST.  
 SUITE 100  
 ANAHEIM, CA 92815  
 TEL: 714.771.1111  
 WWW.ARCADIAARCHITECTS.COM

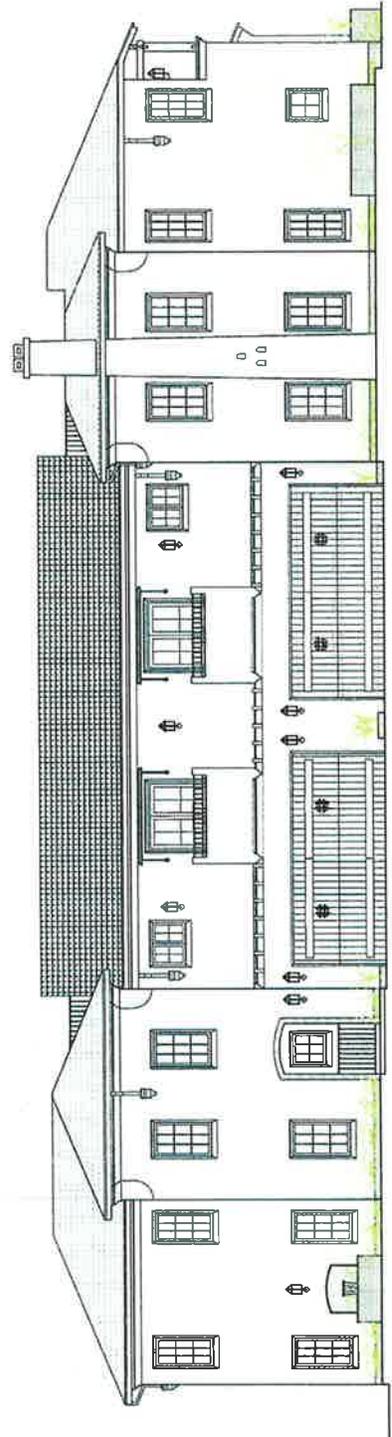
10' - 00"



10' - 00"



10' - 00"



ELEVATIONS  
 UNITS # B 2

A-30



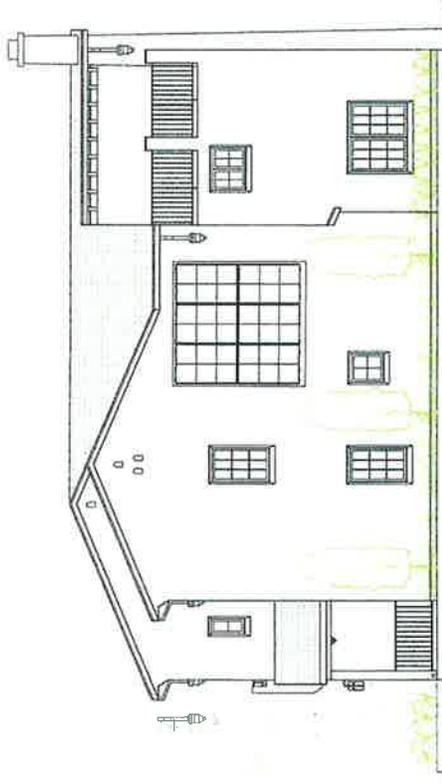
James S. Spear & Associates, Inc.  
Architects

1440 Zanker Street  
San Jose, California 95128  
Tel: (408) 291-1111  
Fax: (408) 291-1112

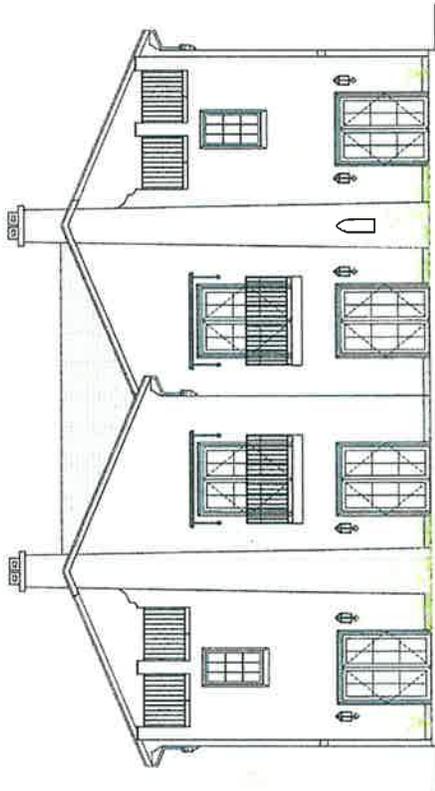
Project: 1440 Zanker Street  
Architect: James S. Spear & Associates, Inc.  
Date: 06/18/2017

# ELEVATIONS UNITS 3 & 4

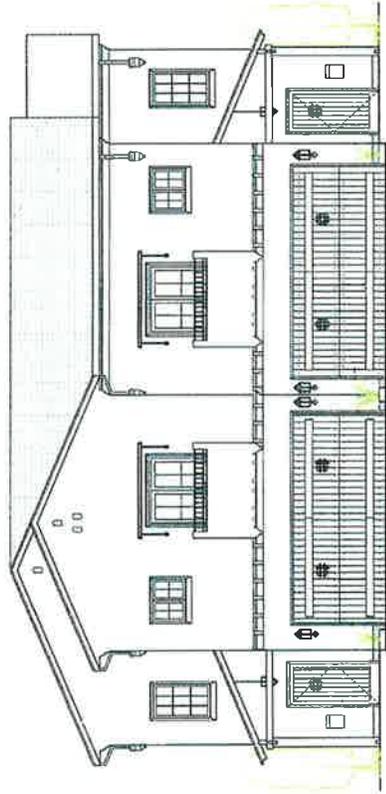
A-31



02 FRONT ELEVATION



03 SIDE ELEVATION



01 REAR ELEVATION



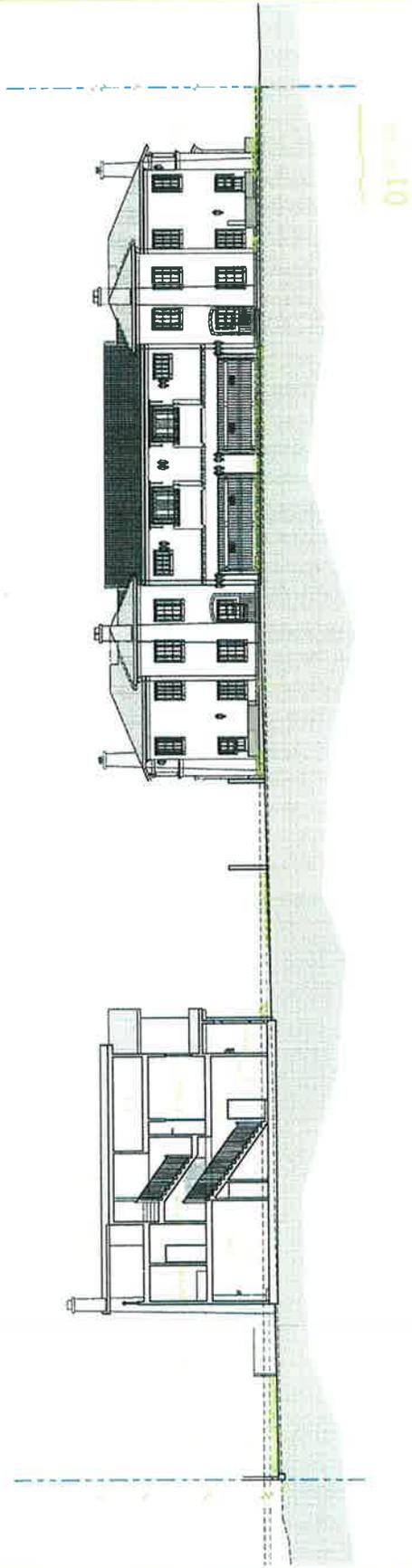
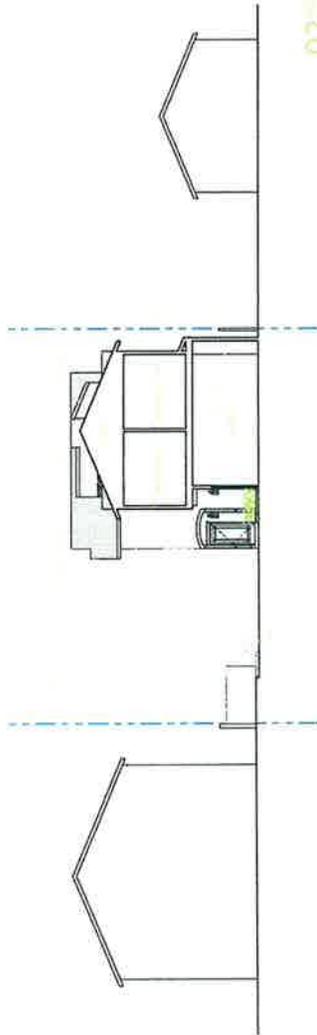
Architectural Association of the Philippines  
1001 E. Rodriguez Jr. Blvd., Alabang, Muntinlupa City, Metro Manila

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# SECTIONS

A-32



Boardmember Reginato thought a rectangular western terrace would fit the architectural style. Boardmember Ellinwood preferred the contrast of the curvilinear terrace walls and the geometric lines of the building. He also commented that the small floodlights proposed to light the monument signs could include baffles or glare shields to limit the beam to the sign only and thus be night sky friendly.

Boardmember Chappell thought a stone cap rather than stucco could be used on the terrace seat walls.

Boardmember Johnson cautioned that the proposed aluminum grating spanning the bioswale at the front entrance to City Hall needed to be high heel friendly. All of the Boardmembers thought the landscape plant palette and proposed colors are appropriate for City Hall.

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Ellinwood, to recommend preliminary approval as submitted to the Planning Commission.

**VOTE:** 4-0

**PROJECT REVIEW**

- 3) Applicant: Roger Van Wert for Norman’s Nursery, Inc. Planner: Steve Goggia  
 Project Number: 14-1733-DP/CDP  
 Project Location: 4295 Carpinteria Avenue  
 Zoning: Commercial Planned Development with a Residential Overly (CPD/R)

Hearing on the request of Roger Van Wert, agent for Norman’s Nursery, Inc. to consider Case No. 15-1733-DP/CDP for preliminary review of a proposal to demolish an existing private tennis court on an essentially vacant parcel and to construct a two-story, four-unit condominium project. The proposal includes four three-bedroom units of approximately 2,300 square feet each (including garage). The maximum building height would be approximately 29 feet six inches from finished grade. Vehicular and pedestrian access would be provided off of Carpinteria Avenue. The project includes minor grading, drainage improvements, underground utility connections, perimeter site walls, new permeable hardscape and new site landscaping. The property is a 13,616 square-foot parcel zoned Commercial Planned Development with a Residential Overly (CPD/R) and shown as APN: 003-210-030, located at 4295 Carpinteria Avenue.

**DISCUSSION:**

Following a presentation by staff, three members of the public spoke about the project.

Curtis Johnson, 4297 Carpinteria Avenue, immediately to the east indicated his ocean view would be lost and that the front building would cause shadows to fall on his patio. He also noted that the Monterey cypress proposed along the narrow side yard setbacks would get much too large for those locations.

Wayne Kuwahara, residing in the same fourplex echoed the concern about the loss of views and the massiveness of the structures. He shared photos taken from his second floor balcony showing how his ocean views would disappear. Wayne thought the street frontage with the imposing structure

located so close to the front and the gates was not in keeping with the friendly Carpinteria feel. He pointed out how the multifamily developments in the vicinity have wider setbacks and provide a more open and airy atmosphere.

Steven Jones, representing his parents who own the four-unit apartment project directly across Carpinteria Avenue has a major issue with the loss of the marsh views as seen from the apartments. He thought a newspaper notice in addition to the 300-foot mailings would have been appropriate for a project of this size. He would like to see increased setbacks and reduced size and height.

Architect Jamie Myer added that the three bedroom units are only 1,900 square feet of living area, with essentially 9-foot plate heights (10-foot floor to floor).

Boardmember Reginato agreed with staff's impression of the street frontage and thought the front unit should be better articulated and stepped farther back from the street. If gates are used, they need to be light and airy. He thought the architecture looked fine, and that the second floor plate heights could be reduced.

Boardmember Chappell thought the architectural style is nice, but the overall bulk and scale is too large. Thought the pitch of the roof could be reduced to lower the building height or that the second floor plate height could be reduced and vault the ceilings to increase the feeling of space. He would also like to see the roof forms broken up. The front unit should have its front door face the street for a friendlier street frontage. If gates are used, they should be low and open.

Boardmember Ellinwood commented that he would like to see the front unit have its entry with a porch facing carpinteria Avenue, perhaps with a balcony above. Doesn't see the need to step the second floors back from the first as this is a commercial zone with a residential overlay, not a typical residential neighborhood. He is ok with the building height and massing giving the project setting and zoning. Likes the idea of the roof decks.

Boardmember Johnson agrees with other Boardmembers regarding the front facing unit and that the roof forms need more animation. Thought some of the plate heights on the second floor could be reduced.

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Ellinwood, to continue the item to the Board's April 16<sup>th</sup> meeting so that the plans could be revised pursuant to the discussion items.

**VOTE: 4-0**

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## PROJECT REVIEW

- 4) Applicant: Terry and Lynda Krausgrill  
Project Number: 14-1747-CDP  
Project Location: 4640 Ninth Street  
Zoning: Single Family Residential (4-R-1)

Planner: Nick Bobroff

Hearing on the request of Gordon Statler, agent for Terry and Lynda Krausgrill to consider Case No. 14-1747-CDP for preliminary review of a proposal to demolish a fire-damaged 1,251 square foot single family residence and attached accessory structure and replace it with a new two-story