

## ACTION MINUTES

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

### ROLL CALL

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

**Boardmembers absent:**

**OTHERS PRESENT:** Approximately 16 interested persons

**PUBLIC COMMENT:** None

### PROJECT REVIEW

- 1) Applicant: NMA Architects for Steve and Patty Hill                      Planner: Nick Bobroff  
Project Number: 14-1716-ARB  
Project Location: 5661 Canalino Drive  
Zoning: Single Family Residential (6-R-1)

Hearing on the request Nueman Mendro Andrulaitis, agent for Steve and Patty Hill, to consider Case No. 14-1716-ARB for a final review of a proposal to remodel an existing single family dwelling and construct additions to the residence totaling 648 square feet. As part of the remodel, the existing side-loaded garage would be reoriented to face the street. The property is a 6,496 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-352-004 located at 5661 Canalino Drive.

Anna Jensen and Dave Mendro from NMA Architects presented additional architectural details for scupper/drain chain element. Scott Menzel, project landscape architect, explained the proposed landscape plan utilized mostly CA natives and would rely upon a drip irrigation system. He explained hardscape materials including the Bell Guard pavers for the driveway were selected for their compatibility with the home's exterior finishes.

#### Public Comment:

None

#### Boardmember Discussion:

Overall the Board was pleased with the project as submitted. Boardmember Ellinwood suggested it would be a neighborhood showpiece. Boardmember Gahan noted the landscape plan looked great.

Boardmember Reginato suggested stainless steel be specified for any exposed metal flashing given the home's proximity to the beach. He also inquired about the inclusion of a water proof curb or similar feature at the entries to the home to protect interior wood floors from moisture intrusion.

Boardmember Johnson asked about lighting for the entry court. The applicant explained that in addition to the soffit mounted recessed lighting, two recessed wall-mount lights were also proposed for the entry court interior.

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

**VOTE:** 5-0

**PROJECT REVIEW**

- 2) 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, agent for Payton Olverd, to consider Case No. 14-1731-ARB for continued preliminary review of a request 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 11 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 presentation about the revised project and how the applicant addressed prior comments from the Board. The applicant, James Macari and Michael Johnson, responded to questions from the Board regarding the proposed plate heights and changes to the project.

**Public Comment:**

Paul Zeoli, neighbor residing at 5159 Ogan Road, commented about the project. He noted that he was concerned about blind spots that might be created by the new structures along the private shared driveway. As a neighbor along the south property boundary, he was concerned about the privacy impacts created by the second floor windows on the south elevation and the balcony along the west elevation. He suggested that higher gable windows would be preferred to the lower windows. He appreciated the new roofline on the south side of the garage. He was concerned that the garage lighting would create a glare in his living room and bedroom. He also noted concern for possible storage of large recreational vehicles or boats in the rear yard area.

Danny De La Cruz, neighbor residing at 5151 Ogan Road, brought forth concerns about the project. He noted that the driveway seemed narrow and that backup could be an issue if the structure and fences were placed in the easement. Mr. Cruz was not in favor of losing views of nearby trees.

The Board and applicant engaged in a brief conversation about some of the concerns raised by neighbors. Discussion considered altering the window layout along the south elevation, screening on the second floor balcony, lighting near the garage and general landscape clarification.

**Boardmember Discussion:**

The Board generally appreciated the efforts made by the applicants to address the concerns of the Board, although they all tended to think the structure continued to be a bit massive. Boardmember Reginato suggested that the applicant further study the privacy concerns on the southern and western elevations. Boardmember Ellinwood suggested that the roof pitches could be reduced to lower the overall height of the structure by approximately one foot. Boardmember Chappell believed the covered patio appeared to make the home larger and now created an awkward alignment of the second floor balcony with the ground floor elements. Boardmember Gahan liked the improvements but suggested that a two car garage might be more appropriate and would reduce the overall mass of the structure. She followed by noting that the landscape

plan was much better. Boardmember Gahan noted that the large Bird of Paradise should be removed or relocated away from the corner of the driveway due to visual clearance concerns. Boardmember Johnson suggested that the second floor attic space could be stepped to create a stacked or double gable. He suggested that a planter box or trained vine could be used to screen the balcony for privacy concerns.

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

- The roof pitch should be changed to a 4/12 to reduce the overall height and mass of the building;
- The second floor South facing windows should be repositioned to reduce privacy impacts;
- The north facing gable end should be stacked;
- The second floor balcony should be aligned more with other elements of the home;
- The Bird of Paradise and other tall plantings should be relocated away from the north west corner of the property near the driveway to reduce visual clearance concerns; and
- Screens or plantings like Wisteria should be added to the second floor balcony to reduce privacy concerns to the South.

**VOTE: 5-0**

## PROJECT REVIEW

- 3) Applicant: James Macari, agent for MTI Capital, Inc. Planner: Steve Goggia  
 Project Number: 14-1730-ARB  
 Project Location: 1289 Cramer Circle  
 Zoning: Single Family Residential (4-R-1)

Hearing on the request of James Macari, agent for MTI Capital, Inc. to consider Case No. 14-1730-ARB for continued preliminary review of a request to construct a two-story 1,134 square foot single family residence and 435 square foot two-car garage on a vacant parcel. The total square footage of the three-bedroom, two and one-half bathroom residence would be 1,569 square feet. The maximum height would be approximately 20 feet from finished grade. Pending approval of an accompanying Lot Line Adjustment, the parcel would be increased from 2,933 square feet to 3,933 square feet. The property is zoned Single Family Residential (4-R-1) and shown as APN 003-103-002, located at 1289 Cramer Circle.

Public Comment: None

Boardmember Discussion: Following a presentation by staff and the applicant regarding changes to the plans in response to comments made at the last review, the Boardmembers' discussion is reflected in the comments below.

**ACTION:** Motion by Boardmember Chappell, seconded by Boardmember Ellinwood to recommend preliminary approval subject to the following comments:

- Use vines or substantial shrubs such as natal plum, upright rosemary or privet along the Via Real wall;
- Use a strawberry tree (*Arbutus unedo*) as a replacement for the pepper;
- Consider *dymondia* rather than the strawberry groundcover;
- Use additional grids on the stairway window, consider a taller, slimmer window;
- Enlarge the window on the second floor east facing bedroom (possible option to use an arched window);

- Provide more contrast between the window frames and the stucco wall color;
- Consider z-bar flashing to waterproof the windows;
- Change the north side first floor bathroom window to match the bathroom window on the second floor;
- Shelter the entry door with arch (Richard's sketch); and
- Use a different eave detail on this, or the adjacent residence.

**VOTE: 5-0**

## PROJECT REVIEW

- 4) Applicant: James Macari, agent for MTI Capital, Inc. Planner: Steve Goggia  
 Project Number: 14-1729-ARB  
 Project Location: 1275 Cramer Circle  
 Zoning: Single Family Residential (4-R-1)

Hearing on the request of James Macari, agent for MTI Capital, Inc. to consider Case No. 14-1729-ARB for continued preliminary review of a request to construct a two-story 1,161 square foot single family residence and 436 square foot two-car garage on a vacant parcel. The total square footage of the three-bedroom, two and one-half bathroom residence would be 1,597 square feet. The maximum height would be approximately 20 feet from finished grade. Pending approval of an accompanying Lot Line Adjustment, the parcel would be reduced from 5,000 square feet to 4,000 square feet. The property is zoned Single Family Residential (4-R-1) and shown as APN 003-103-003, located at 1275 Cramer Circle.

Public Comment: None

Boardmember Discussion: Following a presentation by staff and the applicant regarding changes to the plans in response to comments made at the last review, the Boardmembers' discussion is reflected in the comments below.

**ACTION:** Motion by Boardmember Chappell, seconded by Boardmember Reginato to recommend preliminary approval subject to the following comments:

- Raise the window on the second floor east facing bedroom;
- Change the north side first floor bathroom window to match the bathroom window on the second floor;
- Shelter the entry door with arch supported by knee braces, a lantern could be used in the sheltered area;
- Consider rounding the corners of the garage door;
- Use a narrow trellis supported by knee braces over the garage door, consider a vine to grow up onto it;
- Use a different eave detail on this, or the adjacent residence;
- Provide more contrast between the window frames and the stucco wall color;
- Consider z-bar flashing to waterproof the windows; and
- Swap out the pepper trees for fruit, citrus, circus or maytens trees.

**VOTE: 5-0**

- 5) Applicant: Dylan Chappell Architects for Thom Vernon Planner: Nick Bobroff  
 Project Number: 14-1720-CON  
 Project Location: 500, 538, 550 Maple Avenue  
 Zoning: Planned Residential Development (PRD-20) and  
 Commercial Planned Development (CPD)

Hearing on the request of Dylan Chappell Architects, agent for Thom Vernon to consider Case No. 14-1720-CON for conceptual review of a proposal to redevelop an existing mixed use property into a 19-unit multi-family residential development. The proposal includes a lot line adjustment, remodeling six existing detached residential units, converting an existing two-story commercial building into a 10-unit residential building, demolishing two existing residential units and an existing commercial building, and constructing three new attached residential units on a 0.95-acre site. The properties are zoned Planned Residential Development and Commercial Planned Development and shown as APNs 004-105-005, 004-105-009 and 003-360-001 located at 500, 538 and 550 Maple Avenue.

Thom Vernon, project applicant and Trent Kelly, architect's representative, presented the project to the Board. They explained the intent of the design and the desire to create a sustainable, pedestrian-friendly infill project that fosters a sense of community and creatively reuses as many of the existing buildings as possible.

Public Comment:

Stella Anderson, 501 Walnut Avenue, asked about the disposition of the existing redwood tree adjacent to her rear property line (the applicants explained they intend to remove the tree). She also asked whether an eight-foot high fence could be installed adjacent to her property to provide additional buffering from noise/lights associated with the project's driveway and parking areas.

Boardmember Discussion:

Boardmember Reginato noted he was happy to see the existing cottages being retained and cleaned up/repared. He suggested the roof pitches for the new triplex could be flattened to match or come close to matching the pitch of the existing cottages. Concerning the repurposed two-story building, he felt the tower element would benefit from a little more reveal from the rest of the building. Finally, he noted that attention should be given to providing bicycle storage/parking for building tenants/guests. Overall, he felt the project was headed in the right direction.

Boardmember Ellinwood agreed that the tower element on the two-story building could be made more prominent (perhaps it can be taller if it cannot pop out farther from the adjacent building walls). He suggested the "500" address sign on the building could be made more subtle. He also noted he liked the variety of colors, materials, roof forms, etc. used throughout the project. He suggested that perhaps a couple of minor unifying elements could be used to help tie the various buildings together. He felt that the future tenants would benefit from some common outdoor areas/amenities (patio, barbeque areas, etc.) placed between the various building clusters. With respect to the parking, he noted it would be nice if all parking could be kept in the property's interior; if some parking must be provided off of Maple Ave, perhaps limiting it to one parking space would be preferable.

Boardmember Gahan thought it made for a fun, exciting project. She noted she really liked the community spaces created with the courtyard setting and clustering of the various buildings. She regretted that any parking areas would need to encroach into project's usable outdoor areas along the project frontages.

Boardmember Johnson inquired about the dimensions of the various private outdoor living areas (e.g., patios, balconies, etc.). He suggested some of these could be made larger to make them more usable for building tenants. He also reminded the applicant that ADA requirements for the various buildings should be confirmed and any requirements worked into the drawings early on. Overall he believed the proposed architectural treatments to the buildings were great. He appreciated the low key building entrance facing Maple Avenue for the two-story building, but noted its rear elevation would benefit from further animation.

**ACTION:** No action taken; conceptual comments provided to applicant.

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

- Action Minutes of the Architectural Review Board meeting held October 16, 2014.

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

**VOTE:** 3-0 (Chappell absent, Johnson abstain)

**MATTERS PRESENTED BY BOARDMEMBERS and STAFF:** Boardmember Reginato asked for an update on the 9<sup>th</sup> Street pedestrian bridge. Staff indicated that it has been placed with a minor modification needed, and that construction is not yet complete.

Chair Johnson wanted to bring to the Board's attention just how much of the mountain views are now lost along Via Real due to the two-story Casas de las Flores apartment structures, and that the Board should be very mindful of this impact as we see additional development proposed along Via Real. Chair Johnson would also like to pass this concern along to the Planning Commission when they consider future projects fronting Via Real.

**ADJOURNMENT**

Chair Johnson adjourned the meeting at 8:00 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, December 11, 2014.

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Secretary, Architectural Review Board

**ATTEST:**

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Chair, Architectural Review Board