

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October 16, 2014**

Agenda Item #D-1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 14-1724-CDP/ARB **Planner:** Shanna R. Farley-Judkins
Address: 4922 Third Street
APN: 003-440-033
Zoning: Planned Residential Development (PRD-20)
Applicant: Lisa Woolf, Owner

Project Review: Conceptual
 Cont. Preliminary/Final

PROJECT DESCRIPTION

This is the continued preliminary review of a request to construct a second floor addition of 80 square feet which would enclose an existing second floor balcony, install and replace windows and replace front porch columns.

Plans are attached as Exhibit A.

PROJECT SETTING

The project site, located at 4922 Third Street, the property is developed with an existing 1,598 square foot single family residence and a 846 square foot detached garage and storage building. The property measures 4,500 square feet. The garage was expanded and altered in 1952, original bungalow was remodeled and expanded in 1984, a new porch added in 1997 and the garage remodeled in 2000.

The project site is located in the Beach Neighborhood characterized by a mix of single family residences, apartments and multi-unit condominiums. The properties adjacent to the property are developed with similar single family residences. The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential land use designation (MDR).

PROJECT HISTORY

The project was presented to the ARB for preliminary review on August 14, 2014. The Board recommended continued review of the project with the following comments:

- Correct building elevations and roof plans to match existing construction;
- Building details and trim elements should be accurately identified on the plans;

- Address the interaction of the front facing elevation of the proposed addition and existing structure;
- Consider the window choices along the south elevation to coordinate with the existing windows; and
- The plans should consider all construction details on the plans, which would include rafter, roof pitches, beams, materials and any other structural elements required to construct the proposed project.

A copy of the minutes from the August 14, 2014 meeting are attached as Exhibit B.

PROJECT ANALYSIS

The applicant has responded by developing plans which include revised floor plans, elevations, roof plan and construction details. The plans now identify a representation of the existing construction of the roof and balcony, which includes a pitch change from a 4/12 pitch to a 1/12 pitch. The plans identify the interaction of the proposed addition with the existing structure.

The proposed addition includes four south facing and three east facing casement windows set back approximately three inches from the face of the existing second floor elevations. The existing balcony face would remain in line with the existing face of the structure, as was originally constructed with a slight jog midway across the face of the southern face. Details were provided for outlookers to be placed along both the proposed and existing roof eaves.

The project also proposes to install new windows along the first and second floor elevations. The windows along the elevation and entry includes a bank of similarly shaped and scaled windows. The windows are trimmed to match. The proposed windows introduce a consistent design element which relates the addition more to the whole of the structure.

The body of the building would include shingles painted in Iron Gray. The porch columns have been detailed to use shingle along the base to match the body of the building with tapered wood top. A band of lap siding would be used along the bottom of the ground floor, finished in the same Iron Gray. The trim and detail elements would be painted in Swiss Coffee. The windows would be trimmed in white. All windows on the building would be replaced as shown.

The Board's comments on the revised exterior finishes and site plan revisions would be appreciated.

SUMMARY OF ISSUES

- Mass of addition on second floor;
- Cohesiveness of details and trim elements; and
- Compatibility of roof structures.

RECOMMENDATION

The Board should comment of the issues raised. If the Board feels the project meets acceptable design criteria, the Board can recommend preliminary/final approval to the Community Development Director with their comments attached.

ATTACHMENTS

Exhibit A- Site Plan, Elevations, Floor Plans, & Sections

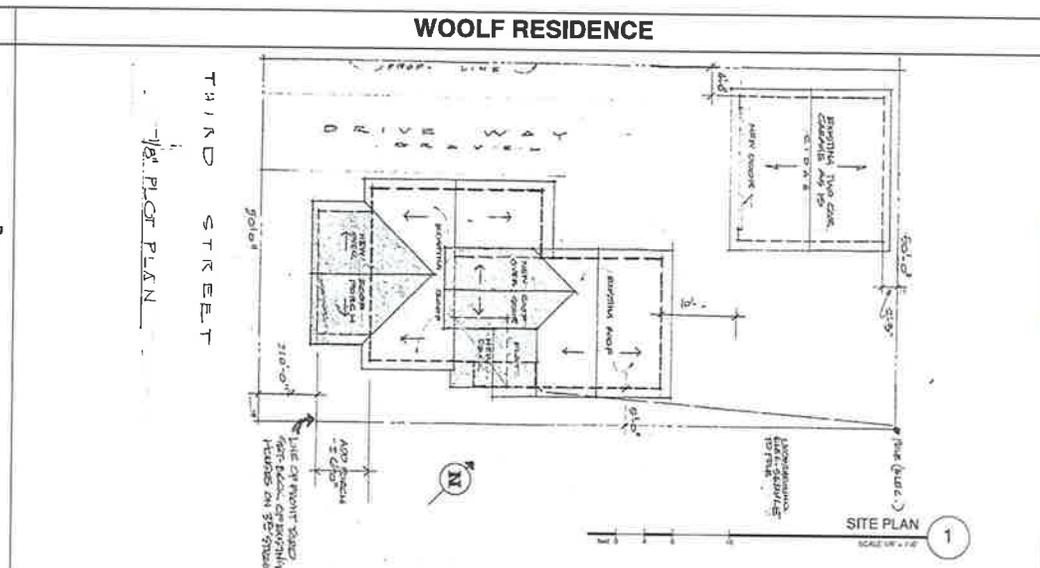
Exhibit B – Minutes of the August 14, 2014 Architectural Review Board

**Architectural Review Board
October 16, 2014**

Project 14-1724-CDP/ARB

**Exhibit A
Revised Site Plan, Elevations, & Floor Plans**

PROJECT TEAM	
Owner	Lisa Woolf 4922 Third St. Carpinteria, Ca 93013 559 284 6999
Architect	Dylan Chappell Dylan Chappell Architects 550 Maple St. Suite A Carpinteria, Ca 93013 805 205 4760
Structural Engineer	Kevin Vandervort Kevin L. Vandervort Engineering 250 Storke Road #16 Goleta, CA 93117 805 562 8462
Mechanical Engineer	
Contractor	



dca
Dylan Chappell Architects
550 MAPLE ST. SUITE A
CARPINTERIA, CA 93013
805 205 4760

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REGISTERED ARCHITECT
Dylan Chappell
C 20071
JAN 24 2014
STATE OF CALIFORNIA

SHEET INDEX	
GENERAL	
G1.0	TITLE SHEET
ARCHITECTURAL	
A2.0	(E) PLANS
A2.1	(P) PLANS
A3.1	(P) ELEVATIONS / SECTION
A6.0	DETAILS

SCOPE OF WORK	
<p>Enclose an existing 80 sq. ft. second story deck into a museum. Remove and replace the front entry columns. Replace existing windows, two for like openings with new wood windows. New windows in living room to be made larger. Replace existing siding with Shingles.</p>	

PROJECT STATISTICS		
Project Address	4922 Third St. Carpinteria, CA 93013	
Assessor's Parcel Number	003-440-033	
Zone	R-1	
General Plan Neighborhood		
Gross lot area	4500 sq. ft.	
Slope of Property	n/a	
Setbacks	20' Front, 6' Side & Rear	
Fire Protection System	No Sprinklers Smoke Detection/Fire Alarm	
Coastal Zone	Yes	
Occupancy Group	R	
Construction Type	V-N	
Parking	(E) Detached 2 Car Garage	
Floor Area		
Existing	Net	Gross
Demolition	1434 sq. ft.	1520 sq. ft.
Proposed	73 sq. ft.	80 sq. ft.
Area Of Remodel		
Garage		
Patio/Decks	450 sq. ft.	
Basement/Cellar		
Grading		
Cut	X C.Y.	
Fill	X C.Y.	

Code Compliance	
2013 California Building Code 2013 California Residential Code 2013 California Mechanical Code 2013 California Plumbing Code 2013 California Electrical Code 2013 California Fire Protection Code 2013 California Energy Code Include all City of Carpinteria Amendments	

**4922 THIRD ST.
CARPINTERIA, CA 93013**

ARB SUBMITTAL 10-16-2014

JOB NUMBER
SUBMITTALS
DESCRIPTION

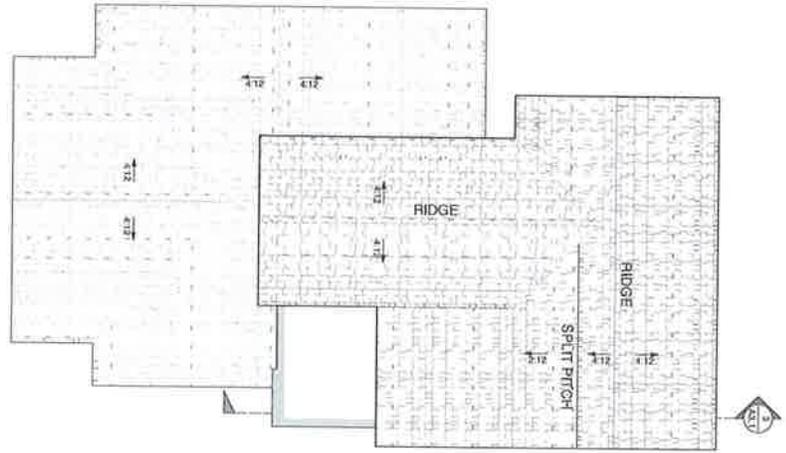
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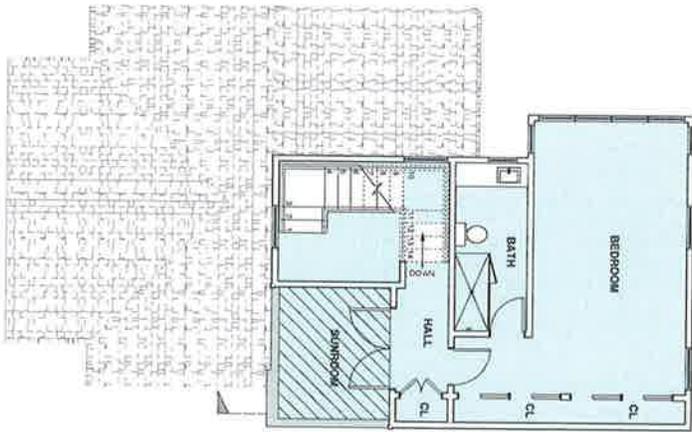
TITLE SHEET

G1.0

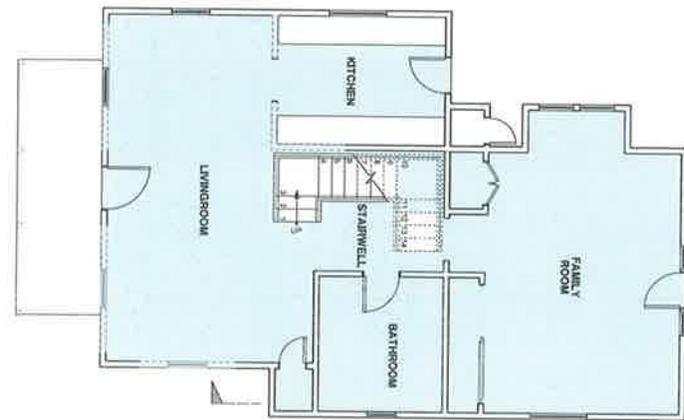
PROGRESS SET



(E) ROOF PLAN 3
SCALE: 1/4" = 1'-0"



(E) SECOND FLOOR PLAN 2
SCALE: 1/4" = 1'-0"



(E) FIRST FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

KEY NOTES

- Rink Index
- Floor Index

4922 THIRD ST.
CARPINTERIA, CA 93013

ARB SUBMITTAL 10-16-2014



dca
Dylan Charrell Architects
10101 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
www.dylancharrell.com

DATE: 10/16/2014
PROJECT: 4922 THIRD ST. CARPINTERIA, CA
DESCRIPTION: (E) FLOOR PLANS
(E) ROOF PLAN

A2.0

PROGRESS SET



4922 THIRD ST.
CARPINTERIA, CA 93013

ARB SUBMITTAL 10-16-2014

JOB NUMBER	
SUBMITTALS	
KEY PLAN	

DATE	NOV 10, 2013
DESIGNED BY	DAVID CHAPPELL
PROJECT NO.	100 MAIN ST., SUITE 4, CARPINTERIA, CA 93013
DESCRIPTION	

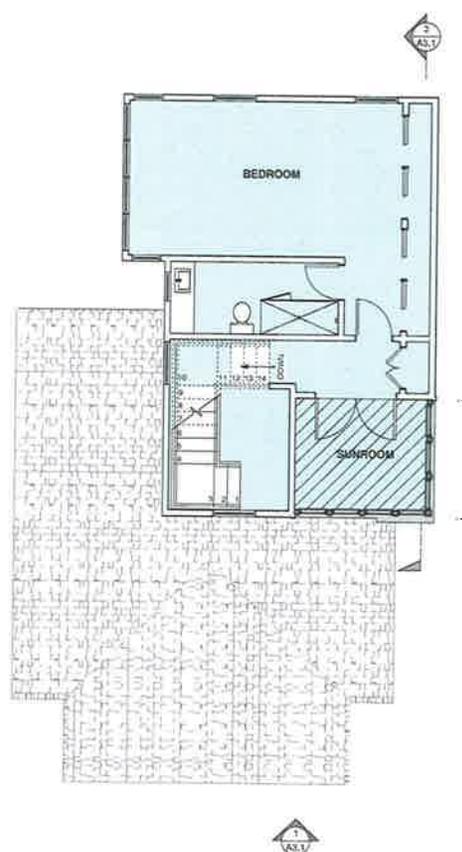
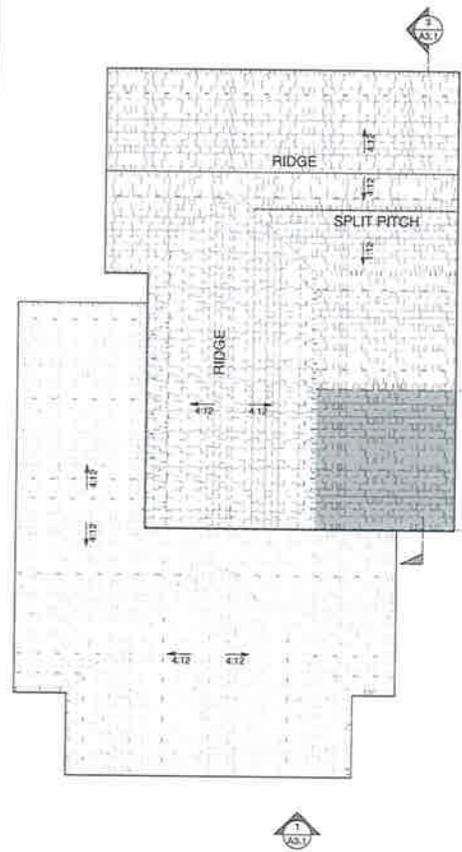
(P) FLOOR PLANS
(P) ROOF PLAN

A2.1

PROGRESS SET

KEY NOTES

- Place holder
- Place holder



NOTES

1. See Electrical sheets for electrical fixtures and applicable notes.
2. Install moisture resistant G.W.B. on all walls in kitchens, bathrooms, and rooms subject to wet conditions.
3. Attic Access: An attic access opening shall be provided to attics of buildings with combustible ceiling or roof construction where the vertical height is 30 inches or more at any point. The opening shall not be less than 20 inches by 30 inches. (CPC R607.1) Headroom: Provide unobstructed headroom of 30" minimum over attic access. (2013 CBC R607.1)
4. Dimensions:
 - a. All dimensions are to face of stud U.N.O.
 - b. Doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.
5. Occupiable spaces, habitable space and corridors shall have a ceiling height of not less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms may have a ceiling height of not less than 7'-0". (2013 CBC Section 1205.2)
6. Habitable spaces, other than kitchens shall have a clear passageway of not less than 7'-0" between counter fronts and appliances or counter fronts and walls. (2013 CBC Section 1208.1)
7. Halls and stairways shall have a minimum clear width of 36". (2013 CBC 1008.2)
8. Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall be constructed of a minimum No. 20 gage (.48mm) sheet steel or other approved material and shall have no openings into the garage. (2013 CBC R302)
9. Clothes dryer moisture exhaust ducts shall terminate outside the building and have a back draft damper. Exhaust duct is limited to 14 feet with 2 elbows. Exhaust shall be located a minimum of 3'-0" away from any operable window or door. Provide a 1/2" metal duct. (2013 CMC 504.2)
10. Treads: The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). (2013 CBC R311.7.5.2)
11. Door between dwelling and private garage is to be solid wood, solid or honeycomb core steel door not less than 1-3/8" thick or 20-gauge metal. Doors shall be self-closing and self-latching when both dwelling and garage have approved fire sprinklers (2013 CBC R302.5)
12. Risers: The maximum riser height shall be 73/4 inches (191 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (26.5°) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere. (2013 CBC R311.7.5.1)

Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.
13. Existing Plumbing fixtures will be retrofitted to current CPC requirements. Water closets 1.28 gallons max. / flush, urinals 0.5 gallons max. / flush.

WALL TYPES

- W1 2x8 WALL
- W2 2x8 WALL
- W3 2x4 WALL

All exterior walls are W2 unless otherwise noted
All interior walls are W1 unless otherwise noted
All stud wall spacing at 16" O.C.

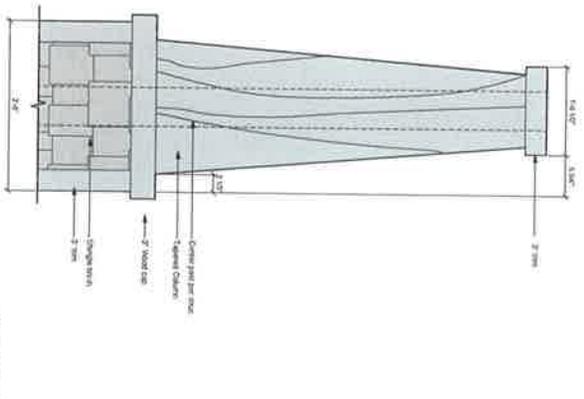
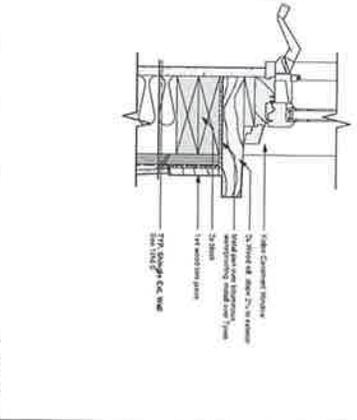
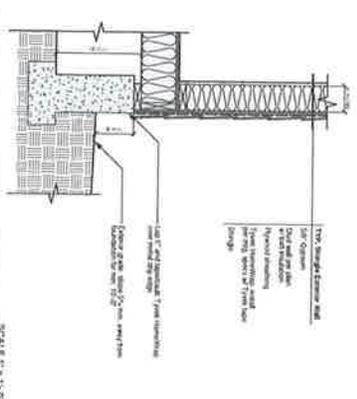
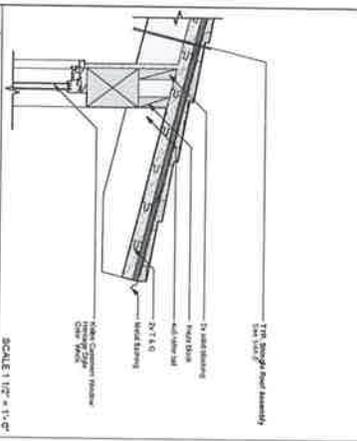
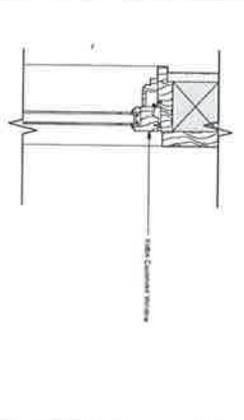
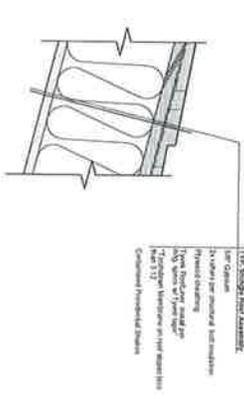
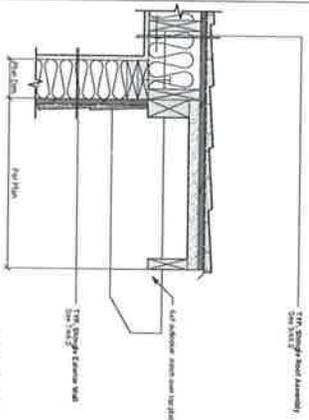
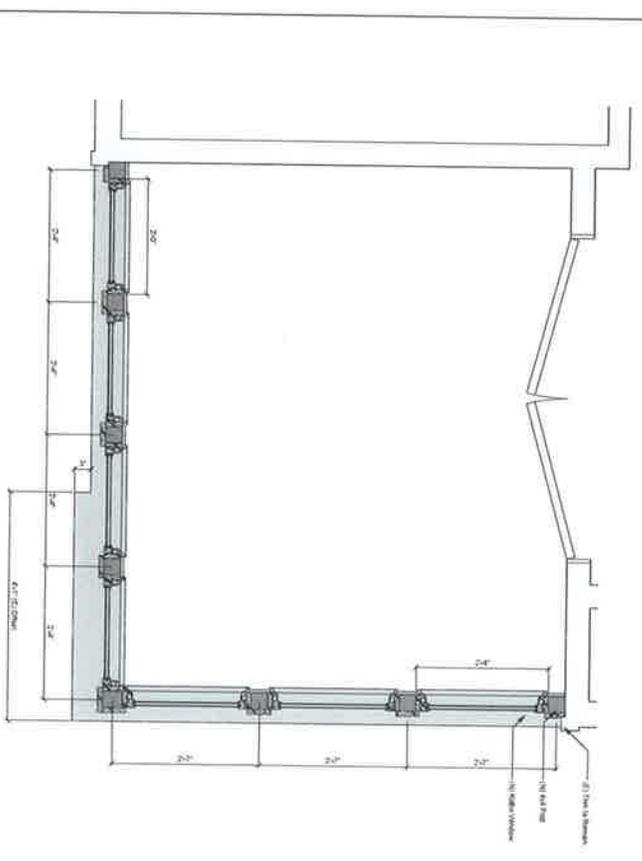
LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- EXISTING TO REMAIN
- AREA OF ADDITION
- AREA OF REMODEL



4922 THIRD ST.
 CARPINTERIA, CA 93013

ARB SUBMITTAL 10-16-2014



REVISIONS

NO.	DATE	DESCRIPTION

DATE: 10/16/14
 DRAWN BY: DC
 CHECKED BY: DC
 PROJECT: 4922 THIRD ST.
 SHEET: A6.0

DETAILS

A6.0

**Architectural Review Board
October 16, 2014**

Project 14-1724-CDP/ARB

Exhibit A

**Minutes of the August 14, 2014
Architectural Review Board**

PROJECT REVIEW

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

Planner: Shanna R. Farley-Judkins

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 001-271002 located at 5408 Shemara Street.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to continue the item to the meeting of September 11, 2014.

VOTE: 4-0**PROJECT REVIEW**

- 3) Applicant: Lisa Woolf
 Project Number: 14-1724-CDP/ARB
 Project Location: 4922 Third Street
 Zoning: Planned Residential Development (PRD-20)

Planner: Shanna R. Farley-Judkins

Hearing on the request of Lisa Woolf to consider Case No. 14-1724-CDP/ARB for preliminary review of an addition of approximately 76 square feet enclosing a second floor balcony and an exterior remodel. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-033 located at 4922 Third Street.

*Public Comment: N/A**Boardmember Discussion:*

The applicant, Lisa Woolf, explained the intent behind the project and goal to make better use of the second floor balcony. Ms. Woolf also explained that the proposed windows would make use of wood trim to be more in keeping with the age of the home. Ms. Woolf also noted that the same colors and materials would be used on the addition to match the existing home's colors and materials.

In general, the Board appreciated the desire to enclose the second floor balcony, replace windows and replace the porch columns.

The Board was generally concerned about the accuracy of the plans as compared to the site photographs. The board noted that the roof pitches did not match and suggested that the correct roof dimension and angles be used on the proposed plans. Specific concerns related to the existing and proposed pitch of the roofs, the existing trim details shown on the elevations, the shape of the balcony element along the front elevation, rafter and roof connections, appropriate scale of the second floor window, and missing details which would clarify construction. The Board suggested that the "step" along the balcony be corrected to remove the difference in the face of the addition, thereby creating a contiguous face along the addition. The proposed second floor window on the stair well should be centered to match the location of the previous round window and should be larger to match the scale of the space and other windows on the home.

The Board suggested that the applicant provide accurate drawings to further consider the request. The plans should be modified to identify the existing and proposed roof pitches accurately. The plans should consider all construction details on the plans, which would include rafter, roof pitches, beams, materials and any other structural elements required to construct the proposed project.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Chappelle to continue the item to the meeting of October 16, 2014.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

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

No action was taken as there was not a quorum for this item.

MATTERS PRESENTED BY BOARDMEMBERS and STAFF: None

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:15 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, August 28, 2014. Boardmember Chappell indicated he would not be attending.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board