

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

Agenda Item # D-2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 14-1726-CDP/ARB **Planner:** Shanna R. Farley-Judkins
Address: 5554 Calle Arena
APN: 003-381-023
Zoning: Single Family Residential (6-R-1)
Applicant: George Manuras agent for Liz Dautch

Project Review: Conceptual
 Continued Preliminary
 Final

PROJECT DESCRIPTION

This is the continued preliminary review of a request to construct a 353 square foot second floor master bedroom addition and ground floor addition of 33 square feet to an existing single family residence. The new second floor addition would include a forward street facing balcony, assessed by french doors. The project does not include any alterations to the existing ground floor nor the front yard area.

Plans are attached as Exhibit A.

PROJECT HISTORY

Architectural Review Board

The project was reviewed by the ARB at a preliminary level on September 11, 2014. The Board generally agreed that the proposed addition may not be consistent with the guidance outlined in the Design Guidelines which encourages that second floor additions be stepped back from the edges of the ground floor. Generally the Board appreciated the forward facing balcony. The Board echoed concerns raised by the public which included both aesthetic concerns about the mass and scale of the proposed addition and potential privacy impacts to adjacent properties.

The Board made several suggestions to the applicants to address the concerns raised by the Board and public. The Board recommended continued review of the project with the following comments:

- Step the second floor addition away from the western side of the garage;
- Reduce window dimensions along the northern elevation to reduce privacy impacts;
- Introduce architectural elements along the northern elevation to reduce the mass of the addition; and

- Reduce the height of the addition.

A copy of the Minutes of the September 11th, 2014 ARB meeting are attached as Exhibit B.

PROJECT ANALYSIS

In response to the Board's comments, the applicant provided drawings which include construction and elevation drawings. The plans include changes which include:

- The second floor addition has been repositioned away from the western elevation of the ground floor, set back by approximately three feet;
- The plate height on the second floor has been reduced to seven feet six inches from eight feet one inches, thereby reducing the overall height of the structure to 19 feet eight inches from 21 feet;
- The windows along the northern elevation were repositioned along the upper portion of the wall and changed to smaller two foot by two foot frames;
- The northern elevation now introduces articulation where the bathroom now extends beyond the face of the main elevation and incorporates a rear facing gable roof and support details; and
- A new pergola and eave structure is proposed along the northern elevation where the first floor and second floor meet.

The Board's comments on the revisions in light of their previous direction would be appropriate.

SUMMARY OF ISSUES

- Mass and scale of the second floor; and
- Privacy.

RECOMMENDATION

If the Board feels the project has satisfactorily responded to the ARB's previous comments, the Board should recommend preliminary approval to the Community Development Director with their comments attached and direction to complete final working drawings for final consideration by the ARB.

ATTACHMENTS

Exhibit A- Revised Site Plan, Elevations, & Floor Plans dated September 25, 2014

Exhibit B – Minutes of the September 11, 2014 meeting of the Architectural Review Board

**Architectural Review Board
October 16, 2014**

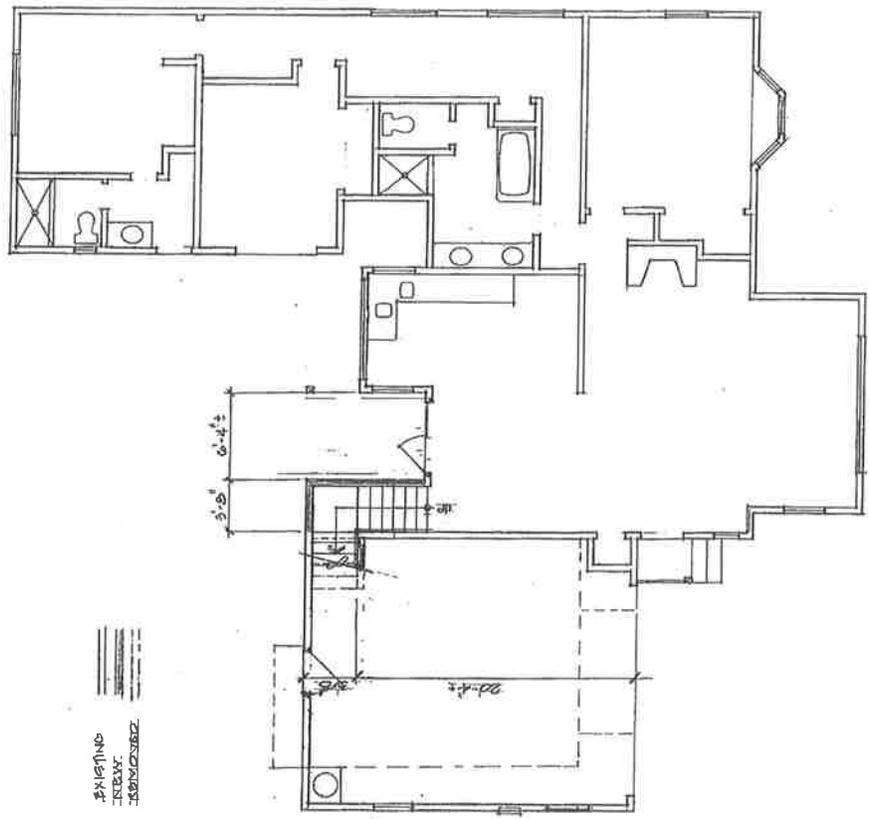
Project 14-1726-CDP/ARB

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

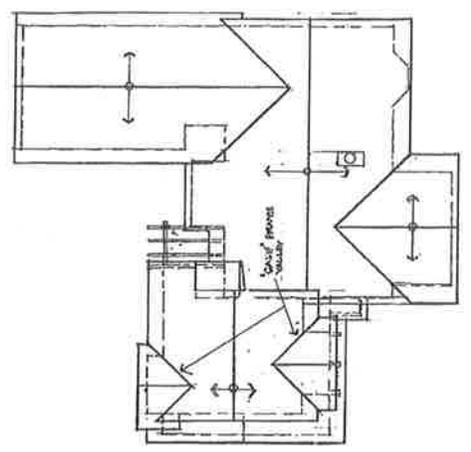
NO.	REVISIONS	BY

DATE	NO.	BY	SCALE

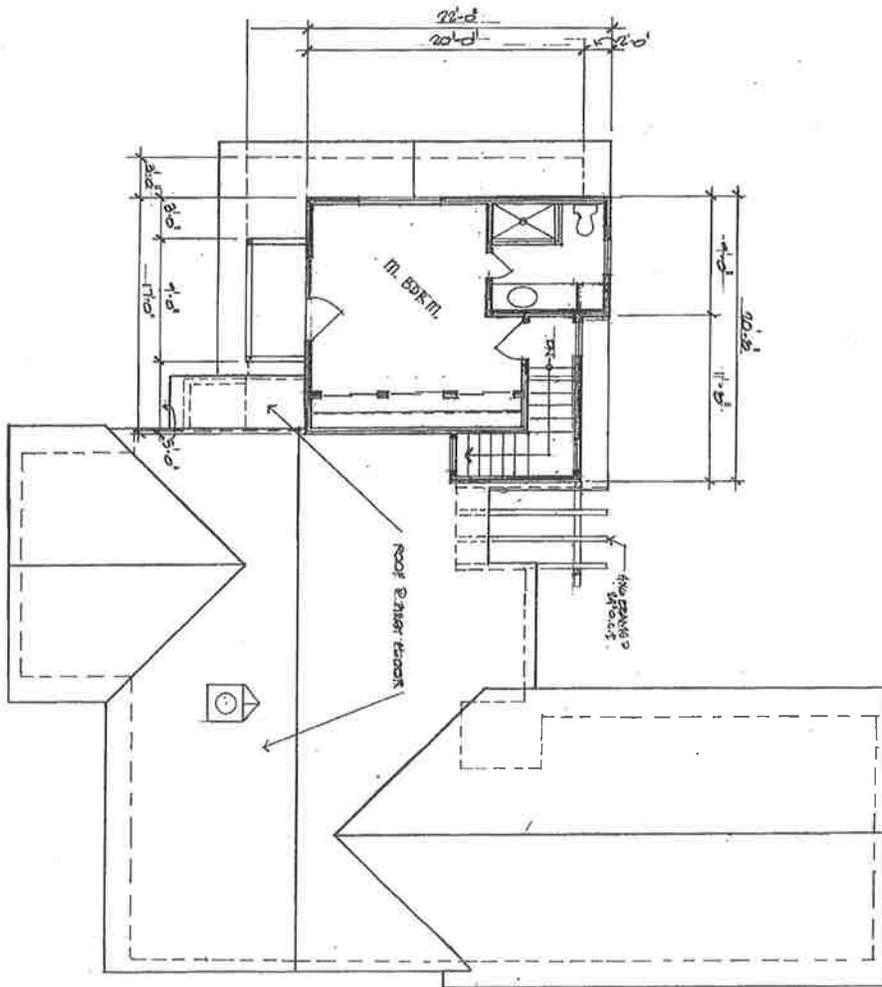
2



FIRST FLOOR PLAN
1/4"=1'-0"



ROOF PLAN
1/8"=1'-0"



SECOND FLOOR PLAN
1/2" = 1'-0"

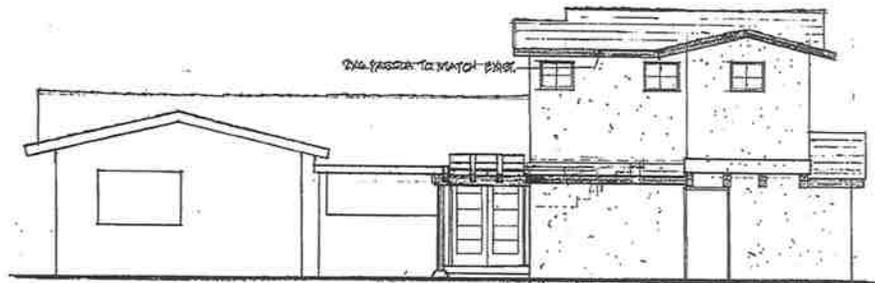
NO.	DATE	BY	REVISION
3			



WEST ELEV



SOUTH ELEV.



NORTH ELEV

REVISIONS	BY

Date	
Scale	
Drawn	
App	
Check	

**Architectural Review Board
October 16, 2014**

Project 14-1726-CDP/ARB

Exhibit B

**Minutes of the September 11, 2014
Meeting of the Architectural Review Board**

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 Planner: Shanna R. Farley-Judkins Project
Number: 14-1726-CDP/ARB
Project Location: 5554 Calle Arena
Zoning: Single Family Residential (6-R-1)

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 a previous addition was added to home in the past and appeared to have tried to avoid altering existing crawl space entries by leaving the space. 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 yard and kitchen areas and raised concerns about privacy impacts. She also suggested that the western elevation should be stepped back, 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 along the top of the elevation. He also noted that another neighbor, not present at the meeting, noted privacy concerns related to his property as well.

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 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 lots and small homes and it was expected that homeowners were likely to desire increased square footage and amenities which were more modern.

Kent Barbieri, owner of 5551 Calle Arena, believes the proposed addition is too prominent and should more discreet and setback. 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 was concerned about any redesigns which might move the addition closer to her home and second floor addition which may increase privacy and view concerns. She noted that she hoped her privacy and views would also be considered.

Boardmember Discussion:

The Board generally agreed that the proposed addition may not be consistent with the guidance outlined in the Design Guidelines which encourages that second floor additions be stepped back from the edges of the ground floor. Generally the Board appreciated the forward facing balcony.

Boardmember Reginato commented that the North elevation was too stark and needed to be broken up more. He suggested that a roof might be added over the door to break up the mass of stucco. He suggested that the West elevation also needed to be broken up and he suggested a dormer vent.

Boardmember Ellinwood agreed that the addition needed to better integrate into the house and to look less like an addition. He suggested that the addition be shifted more to the center of the home, to be more balanced and reduce impacts to neighbors along the West elevation. He was not supportive of the high vertical faces proposed on the North and West elevations.

Boardmember Gahan agreed that the proposal looked like an addition. She suggested that details from the balcony could be carried to the first floor to relate the addition to the rest of the house better. She also agreed that the West elevation of the home should be stepped back from the ground floor.

Boardmember Chappelle liked the balcony but agreed that the addition needed to be shifted away from the side, although he was unsure how much.

Chair Johnson supported concerns about privacy indicated by the neighbors and suggested the applicants consider higher windows as suggested during public comment. He was also concerned with massing on the rear elevation.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to continue the project to a future meeting of the Architectural Review Board to allow the applicant time to revise the project based on the comments above.

VOTE: 5-0

PROJECT REVIEW

- 4) Applicant: Freedom Signs, agent for Jim Galley Planner: Shanna R. Farley-Judkins
Project Number: 14-1727-SIGN/ARB
Project Location: 4621 Carpinteria Avenue
Zoning: Commercial Planned Development (CPD)

Hearing on the request Freedom Signs, agent for Jim Galley, to consider Case No. 14-1727-SIGN/ARB for a preliminary review of a Sign Permit application. The property is a 9,583 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-242-002 located at 4621 Carpinteria Avenue.

Staff presented a brief presentation about the proposed sign. The applicant, Dan Morris, introduced himself.

Public Comment: None

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 Chappelle, seconded by Boardmember Reginato to recommend approval of the project to the Community Development Director.

VOTE: 5-0