

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of December 11, 2014**

Agenda Item #D-2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 14-1738-ARB **Planner:** Nick Bobroff
Address: 5566 Retorno Drive
APN: 003-340-015
Zoning: Single Family Residential (6-R-1)
Applicant: Dylan Chappell Architects for Susan and Bruce Bornhurst

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is the 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 be remodeled and a 54 square foot addition added to the ground floor. A new 91 square foot second story deck is included in the proposal.

Total square footage for the residence would increase from 1,904 square feet to 2,683 square feet. The residence's maximum height would increase from 12 feet eight inches to an averaged maximum height of 22 feet four inches. As measured from the home's street front elevation, the new maximum height would measure 21 feet three inches.

Plans are attached as Exhibit A; story pole photos are attached as Exhibit B.

PROJECT SETTING

The project site is located on the northeast side of Retorno Drive, a small cul-de-sac made up of approximately eight residences located on the high point in the Concha Loma neighborhood. The approximately 0.24-acre lot is present improved with a 1,904 square foot one story single family residence (including a 443 square foot attached two-car garage). A raised 1,247 square foot outdoor deck is built off the rear of the home and extends into the back yard. A separate 640 square foot trellis structure attached to the residence is located partially within the required front and (north) side setbacks.

In January of 2014, the City reviewed and approved an application to construct an 89 square foot accessory structure at the southeast corner of the rear deck. The subject property sits approximately four feet below street level; the property continues to fall away towards the rear

yard (heading in the direction of Calle Ocho). A three-foot wide utility easement runs parallel to the rear property line; it would not be affected by the proposed project.

The project site is located in the Concha Loma Neighborhood, which is characterized by a mix of single and two-story residences mostly dating to the 1950s and 60s in a semi-rural setting with unfinished street shoulders and no public sidewalks. The subject property is surrounded on all sides by one-story single family residences; no other two-story homes are located on Retorno Drive. The homes to the northwest of the subject lot (across Retorno Drive) sit approximately eight feet above street grade; homes to the rear of the subject property (on Calle Ocho) sit approximately eight feet lower in elevation. The residence immediately to the south on Retorno Drive is approximately five feet lower in elevation.

The site is zoned Single Family Residential (6-R-1) and has a Low Density Residential (LDR) land use designation.

PROJECT ANALYSIS

Carpinteria Municipal Code

The following table identifies the project's conformance with Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	50 feet min. from centerline of street or 20 min. feet from property line, whichever is greater.	Existing: 43 feet from centerline, 18 feet from property line*
Side (North)	~10 feet min. (10% of the average lot width)	Existing: ~14 feet Proposed: No Change**
Side (South)	~10 feet min. (10% of the average lot width)	Existing: 9 feet*
Rear	15 feet min.	Existing: 23 feet 6 inches to rear deck
Height	30 feet max.	Existing: 12 feet 8 inches Proposed: 22 feet 4 inches
Building Coverage	35% max. (3,597 square feet)	19% (1,958 square feet)
Floor Area Ratio	40% max. (4,111 square feet)	26% (2,683 square feet)
Parking	2 spaces provide in a garage	2 spaces provided in a garage

**Existing residence is legal nonconforming with respect to the required 6-R-1 front and side setback requirements. The proposed addition/remodel areas are located entirely within the allowed building envelope and thus would not affect the existing nonconforming features of the property.*

**Existing Trellis Structure

The submitted plans (sheet A1.0) indicate there is an approximately 640 square foot attached patio trellis structure proposed to remain, which is partially located within the required front and (north) side setbacks. A review of City files failed to turn up any permit records for this structure; therefore staff believes this structure is unpermitted. Staff has advised the applicant that if permits do not exist for this structure, then it must be either removed or altered to meet current applicable setback requirements (as described in the above table) as part of this project.

Design Review

The proposed project entails a partial remodel and small 54 square foot addition to the existing ground floor of the residence, and the addition of a new 725 square foot second story. A new 91 square foot second floor deck is proposed for the residence's south (side) elevation. The new second floor addition would be primarily set over the existing garage and kitchen/dining areas. The new second floor addition is designed to be set down into the roof of the existing ground floor, thereby keeping the maximum height of the residence at a relatively low 22 feet four inches. The new second floor deck would also be recessed down into the existing roof, behind the gable roof element over the existing bedrooms, thereby reducing the potential for privacy impacts to adjacent southerly neighbors.

Proposed exterior finishes include a new standing seam metal roof for the entire residence. Exterior walls would be plaster to match existing. The entry element on the front elevation and the stair tower on the rear elevation of the home would be finished in a contrasting wood siding. Trim would be painted white; windows and doors would be aluminum construction, also painted white. No new landscaping, hardscape or fencing is proposed as part of the project. **The Board's comments on the proposed architectural style and detailing of the remodel/addition would be appreciated.**

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of Low Density Residential (LDR), and is zoned Single Family Residential (6-R-1). The City's Community Design Element of the General Plan contains both general over-arching policies and specific sub-area policies. The project site is in Design Sub-area 5 (Concha Loma Neighborhood).

CITYWIDE COMMUNITY DESIGN OBJECTIVES

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

The surrounding properties, including all of the homes on Retorno Drive, are built out as one-story single family homes, although other two story homes are found scattered throughout the Concha Loma subdivision. While a two-story home may be unique for this particular street at this time, the overall building height, massing and scale are reasonable for the neighborhood as a whole and the larger-sized lots found on Retorno and Callejon Drives. The design and placement of the second story has been done in a manner to try to be sensitive to neighbors' privacy and shading concerns.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Fragmented views of the Santa Ynez Mountains are available from Retorno Drive over the roofs of the homes along the northeast side of the street in between existing stands of mature trees. The proposed second floor addition would not have a significant impact on any existing public view corridors. The main view corridor to the mountains looking north up the middle of Retorno Drive would not be impacted by the project.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

The subject property sits approximately four feet below street grade. The front yard is presently improved with a terraced landscape area and decorative driveway and front patio. The front door faces the street and features a shallow covered entry; the garage is situated at one end of the home and is set back approximately 30 feet from the front property line. The proposed second story addition and remodel would not alter any of these existing features, other than the entry porch would be reconfigured into a new two-story entry element.

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

The proposed project involves adding a new second floor addition to an existing one story single family residence. While the new addition would increase the subject residence's overall height and square footage relative to its existing condition, the resulting structure is in keeping with the general neighborhood character and scale.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

Exterior lighting is not shown on the plans at this time, however staff and the ARB will have the opportunity to review any new exterior lighting proposed as part of the project for consistency with these requirements as part of final design review.

SUB AREA 5 OBJECTIVES & POLICIES

Objective CDS5-2: *Preserve the existing residential neighborhoods and their unique characteristics, and ensure that new development enhances the neighborhood character.*

Objective CDS5-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the City's "small beach town" image.*

Implementation Policy 53: *The existing pattern of setbacks should be preserved. Additions to existing houses, or new houses, should match the front yard setbacks of the houses on adjacent lots, or the "stringline" between them in the case of differing setbacks.*

The subject property is situated on the outside curve of a short cul-de-sac. The existing residence, which is set approximately 20 feet back from the property line at its closest point, aligns with the immediate adjacent homes to the north and south. The proposed remodel/addition would not change or alter this existing setback pattern.

Implementation Policy 54: *The existing one-story scale of buildings in the subarea should be preserved. Second floors, where permitted by zoning, should be set back from the first floor façade with extensions of one-story roof elements, or other suitable architectural elements that reinforce the one-story scale of the façade.*

The existing home is single story in height and reaches 12 feet eight inches to the top of the roof ridge. The proposed project would add a new 725 square foot second floor addition and 91 square foot second floor deck. The addition and deck are designed to be partially nested into the existing ground floor roof structure. Along the front elevation, most of the second floor (with the exception of the entry element) would be set back from the ground floor wall plane by a minimum of one foot; the ground floor roof eaves would extend beyond an addition 30 inches to further break up this two-story elevation. On the side elevations, the second floor addition would be set in approximately four feet from the north (side) ground floor façade and approximately 30 feet from the south (side) ground floor.

SUB AREA 5 RESIDENTIAL DESIGN GUIDELINES

DG 3: *Low roof heights should be preserved when additions or alterations are proposed. New roof styles and materials should be consistent with those existing in the neighborhood.*

The proposed project introduces a new second floor which reaches a maximum roof height of 22 feet four inches from grade with a 5/12 pitch. The proposed roof pitch is similar to other roof pitches in the neighborhood and matches the roof pitch of the existing residence. The existing first floor and the second floor addition would be roofed in a standing metal seem roof in a green finish, creating a consistent roof pattern for the whole of the project. The metal roof would introduce a new roofing material to the existing neighborhood pattern where roofs are typically finished with composite shingle roofs, with a few finished in tile roofs.

DG 4: *Front porches and street-facing entrances are encouraged as part of the ranch and cottage styles of architecture prevalent in the neighborhood.*

DG 6: *Entrances should be oriented toward the street through the use of porches, walkways and forward-facing front doors. Hedges and structures in front yards should be low in height and adequately set back to allow visibility of homes from the street. Front yard outdoor living spaces are encouraged.*

The existing decorative walkway and planters in the front yard would be retained. The existing entry would remain in the same location and would continue to face the street, but would be updated to create a contrasting two-story architectural element that draws attention toward the front door.

DG 7: *Where unique or varied architectural styles are proposed, design review should ensure compatibility with the neighborhood. Variation in architecture is not discouraged in the Concha Loma Neighborhood, but should be compatible with the established mass and scale.*

The proposed project introduces architectural elements and materials which vary somewhat from the typical ranch-style homes in the vicinity. The proposed exterior materials include stucco, wood siding and a standing metal seem roof, with accent features including painted wood trim, and aluminum framed windows finished in white. The general character of the home is still however suggestive of a ranch style architecture, and the newer, more modern building design and features can be found compatible with the existing architectural pattern in the Concha Loma neighborhood which includes similar roof patterns, massing and scale and various eclectic architectural styles throughout.

DG 8: *The size, scale and form of buildings, and their placement on a parcel, should be sensitive to the scale of the predominantly one story character of the Concha Loma Neighborhood.*

DG 9: *Existing one story buildings should be preserved. Where second floors are proposed, they should be set back from the first floor façade and should include extensions of one story roof elements or other suitable architectural elements that reinforce the one story scale of the façade. Architectural components should feature articulated roof and wall planes as appropriate.*

DG 10: *Lots over 10,000 square feet in size should use larger side and rear setbacks than the minimum required distances.*

The proposed project would add a second story addition to an existing one-story home on a small cul-de-sac of all single story homes. The new second story addition would however be stepped in from the ground floor on the front and side elevations. Similarly, the second floor addition and deck would be set into the roof of the existing residence, thereby keeping the overall height of the new two-story home down to a maximum of 22 feet four inches. Additionally, the new second story would be fully articulated on all elevations to add architectural interest and break up the massing of the addition. The home's existing setbacks, which are generally larger than what is required for this zone district, would be maintained.

DG 11: *Windows and doors should be consistent in design with the theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG 12: *The use of bay windows, dormers, balconies, covered porches and other decorative elements providing building articulation is encouraged when appropriate to the architecture, particularly when these elements are oriented toward a public street or break up a façade of more than 20 feet.*

Windows and doors throughout (including the street-facing garage door) would be updated to a cohesive material/appearance as part of the project. Additional details concerning window/door construction details will be available at the ARB meeting.

DG 13: *Muted or earth tones should be used to achieve consistency with surrounding residences.*

DG 14: *Accent colors that do not match the surrounding area should only be used to unify the structure with other elements such as landscaping.*

DG 15: *A cohesive mixture of materials is welcomed.*

DG 16: *Roofing materials and colors should be compatible with those in the existing neighborhood and with the architectural style of the residence.*

Exterior plaster finishes would match existing. New trim, doors and windows would be painted white. A new standing seam metal roof is proposed for the entire residence. Overall, the proposed colors and materials appear to be high quality and would be compatible with the eclectic mix of styles, colors and materials used on homes throughout the Concha Loma neighborhood.

DG 17: *The semi-rural charm of the neighborhood should be preserved.*

DG 19: *Main entrances should be oriented to the street. Porches, landings and walkways should be incorporated into the frontage design.*

DG 20: *Garages should not be the focal point of the residence. Garages should be placed at the rear of the lot where feasible.*

As discussed elsewhere, the location/placement of the existing garage and front entry would not be changed as part of this project. Similarly, existing front landscaping, walkways and paving would also remain. The new contrasting entry element would help draw additional attention toward the front door of the residence.

DG 26: *Attractive landscape frontage designs should be maintained. New development should be carefully planned with landscaping that maintains and enhances the quality of the streetscape.*

DG 27: *Hardscape materials should complement the buildings and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

The subject property's front yard is presently improved with a terraced landscape area and decorative driveway and front patio. These improvements are proposed to remain and be incorporated into the project.

DG 31: *Where privacy is a concern, window placement, size, height and the use of glazing with limited transparency are encouraged to minimize impacts.*

DG 32: *Second story windows should be placed to avoid looking directly into the major indoor/outdoor living areas (e.g., primary yard areas, family/living areas) of adjacent residences.*

DG 33: *Second story or rooftop decks or balconies located on the side or rear of a dwelling are strongly discouraged unless it can be clearly demonstrated that it will not create an impact on the privacy of a neighboring parcel. Mitigating factors might include the placement and design of adjacent structures, significant setbacks from adjacent properties or orientation of the deck or balcony toward the front of the property.*

The proposed project introduces a second floor deck along the south side elevation. The second floor is setback from the side property line by 27 feet three inches and is partially screened by the ground floor roof on the existing portion of the home. The plans include a diagram on page A3.2, which indicates the view corridor of the occupants of the subject property and those on the neighboring property, indicating minimal privacy impacts.

The proposal also includes second floor windows that face the north, offset from the property line by 18 feet seven inches. The neighboring home to north is largely screened by existing vegetation and has only a few small windows facing the proposed project, therefore minimal privacy impacts are anticipated. Similarly, the residence to the east is separated from the subject

residence by approximately 75 feet and is heavily screened with existing mature vegetation between the two properties.

DG 34: *Utility hardware, such as meters, backflow preventers, service lines and similar devices should be located underground.*

As a condition of approval for the addition/remodel, the home's existing overhead service laterals will be required to be placed underground.

SUMMARY OF ISSUES

- Mass and scale of the second floor;
- Exterior lighting;
- Colors and materials; and
- Privacy.

RECOMMENDATION

The Board should provide input on the proposal and if they feel the project meets acceptable design criteria, and then recommend preliminary approval to the Community Development Director with their comments attached.

ATTACHMENTS

Exhibit A- Site Plan, Elevations, Floor Plans, & Sections
Exhibit B- Story Pole photos

PROJECT STATISTICS

PROJECT ADDRESS	5566 Retorno Street Carpinteria, CA 90013	
OWNER	Susan and Bruce Bornhurst 5566 Retorno Street Carpinteria CA, 90013	
ARCHITECT	Dylan Chappell Architects 350 Maple Street, Suite A Carpinteria CA, 90013 805.205.4780	
ASSessor'S PARCEL NUMBER	003-840-018	
GROSS LOT AREA	0.24 Acres	
ZONING	E-R-1	
OCCUPANCY	R-3	
CONSTRUCTION TYPE	V	
SETBACKS	Front: 20' Side: 10% avg width (-10) Rear: 15'	
MAX SLOPE OF PROPERTY	3%	
SPRINKLERS	No	
# OF STORES	2	
CUT AND FILL	0	
SQUARE FOOTAGE	GROSS	NET
(C) RESIDENCE 1:		
GARAGE	443 sq. ft.	424 sq. ft.
LEVEL 1	1,461 sq. ft.	1,398 sq. ft.
DECK/TERR - LEVEL 1		1,247 sq. ft.
(C) BLDG FOOTPRINT	1,904 sq. ft.	
(P) RESIDENCE 1:		
GARAGE	443 sq. ft.	424 sq. ft.
LEVEL 1	1,515 sq. ft.	1,454 sq. ft.
LEVEL 2	725 sq. ft.	690 sq. ft.
DECK - LEVEL 1		1,204 sq. ft.
DECK - LEVEL 2		91 sq. ft.
(P) BLDG FOOTPRINT	1,998 sq. ft.	
LEVEL 1 ADDITION	54 sq. ft.	56 sq. ft.
LEVEL 2 ADDITION	725 sq. ft.	690 sq. ft.
TOTAL ADDITION:	779 sq. ft.	746 sq. ft.
TOTAL REMODEL:	445 sq. ft.	438 sq. ft.

SCOPE OF WORK

This project proposes to construct a second story addition of 690 sq. ft. (net) to an existing 1,308 sq. ft. (net) residence. 438 sq. ft. of the existing first floor will be remodelled and 54 sq. ft. will be added bringing the total square footage of the residence to 2,144 sq. ft. (net). A new 2nd story deck of 91 sq. ft. (net) is to be constructed.

There will not be grading, site, landscape work.
There will be mechanical and electrical work.

SHEET INDEX

G1.0	TITLE SHEET
G6.0	SITE PHOTOS
A1.0	(P) SITE PLAN
A2.0	(E) FLOOR PLAN LEVEL 1
A2.1	(P) FLOOR PLAN LEVEL 1
A2.2	(P) FLOOR PLAN LEVEL 2
A2.5	ROOF PLAN
A3.1	ELEVATIONS N-E
A3.2	ELEVATIONS S-W
A4.0	SECTIONS
A8.1	RENDERINGS
A8.2	RENDERINGS

VICINITY MAP



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5566 RETORNO STREET BORNHURST RESIDENCE

ARB 12-03-2014





16. PARTIAL EAST ELEVATION



15. PARTIAL NORTH ELEVATION



14. DECK VIEW EAST



13. DECK VIEW SOUTH



12. WEST ELEVATION



11. NEIGHBORING PROPERTY (SOUTH)



10. NORTHEAST CORNER OF PROPERTY



9. PARTIAL EAST ELEVATION



8. DECK VIEW NORTH



7. DRIVEWAY



6. PARTIAL NORTH ELEVATION



5. PARTIAL SOUTH ELEVATION



4. PARTIAL WEST ELEVATION



3. NEIGHBORING PROPERTY (WEST)



2. NEIGHBORING PROPERTY (SOUTHWEST)



1. NEIGHBORING PROPERTY (SOUTH)

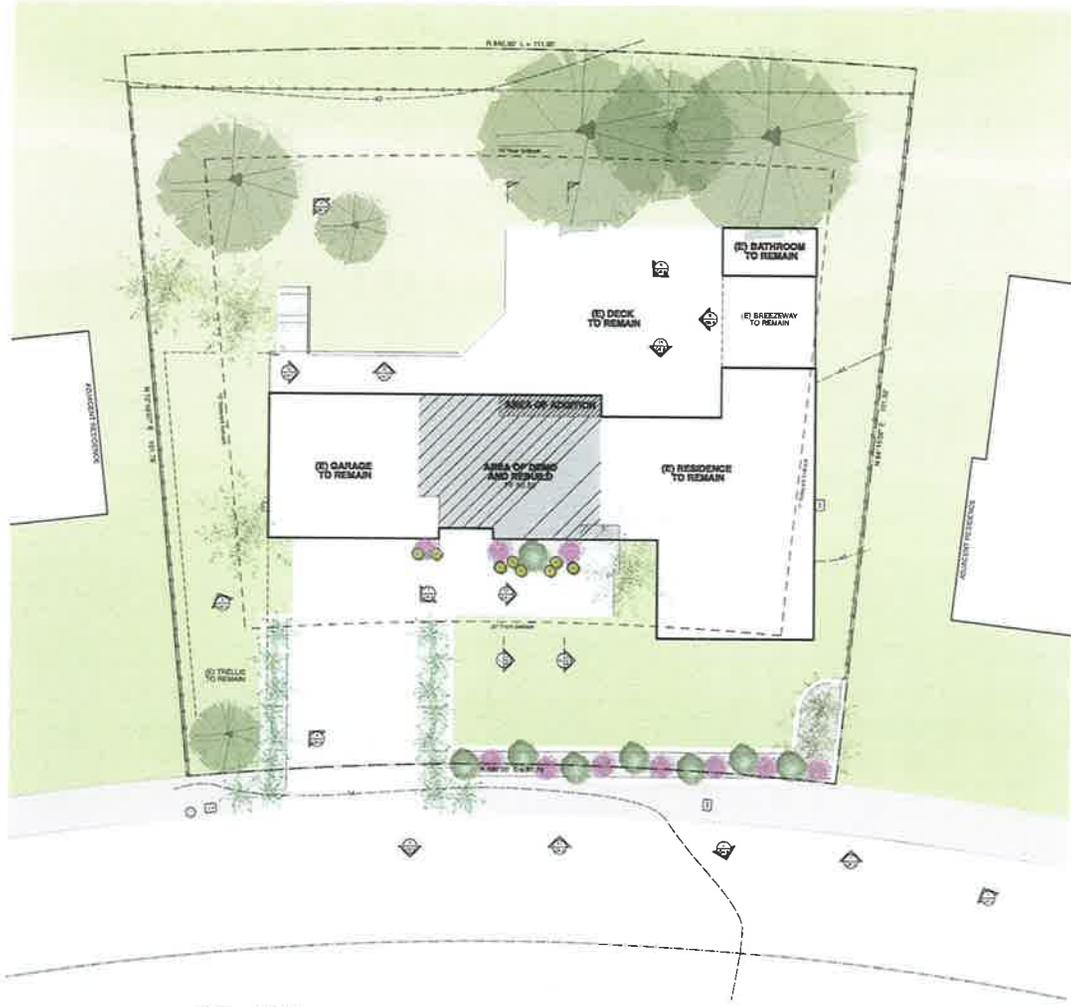


5566 RETORNO STREET
BORNHURST RESIDENCE

ARB 12-03-2014



SITE PHOTOS
G6.0



	SQ. FT.	% OF SITE
(E) BUILDING FOOTPRINT	1,904 SQ. FT.	19 %
(E) HARDSCAPE AREA	810 SQ. FT.	8 %
(E) LANDSCAPE AREA	7,564 SQ. FT.	73 %
(P) BUILDING FOOTPRINT	1,956 SQ. FT.	19 %
(P) HARDSCAPE AREA	798 SQ. FT.	8 %
(P) LANDSCAPE AREA	7,522 SQ. FT.	73 %



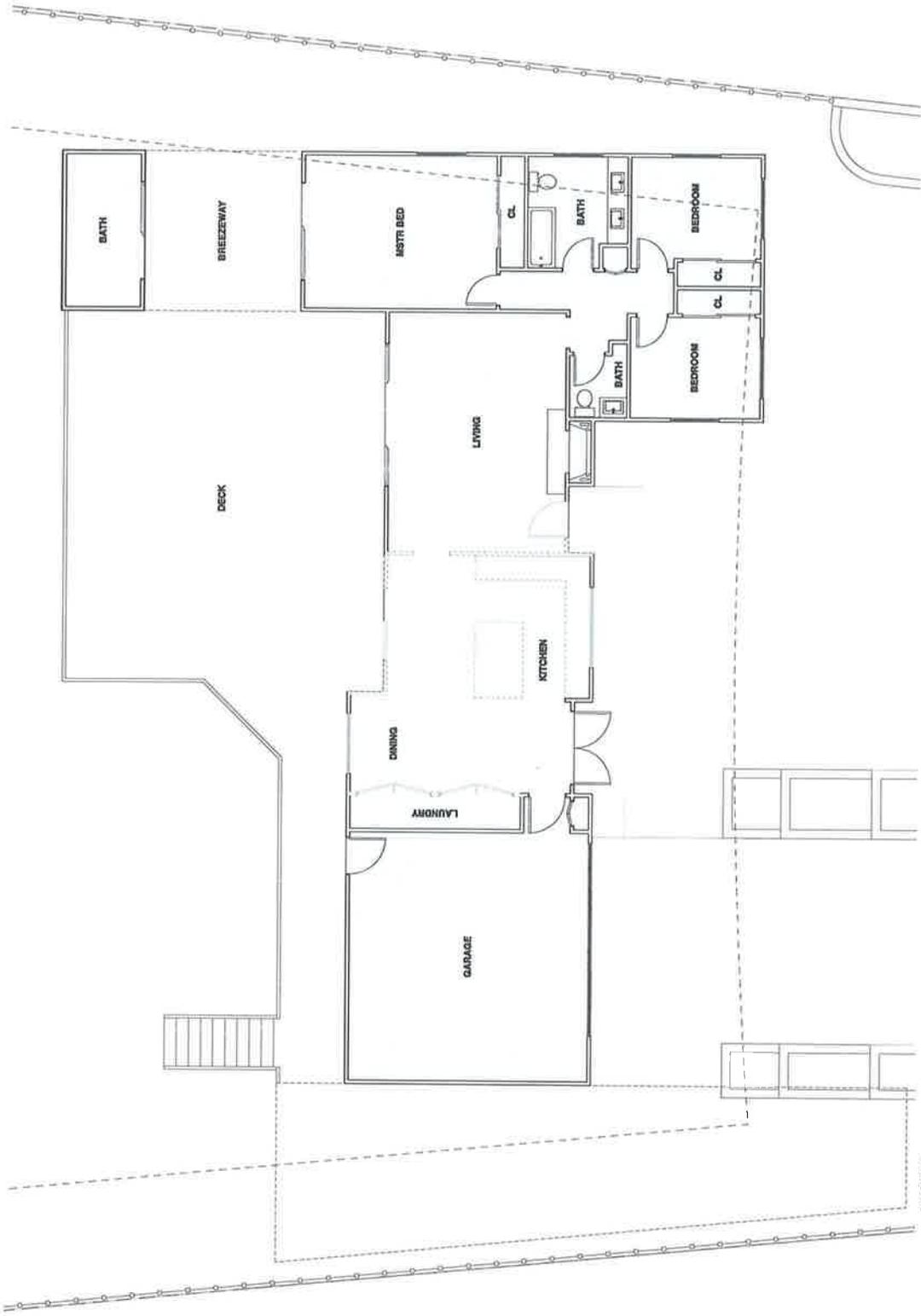
5566 RETORNO STREET
BORNHURST RESIDENCE

ARB 12-03-2014



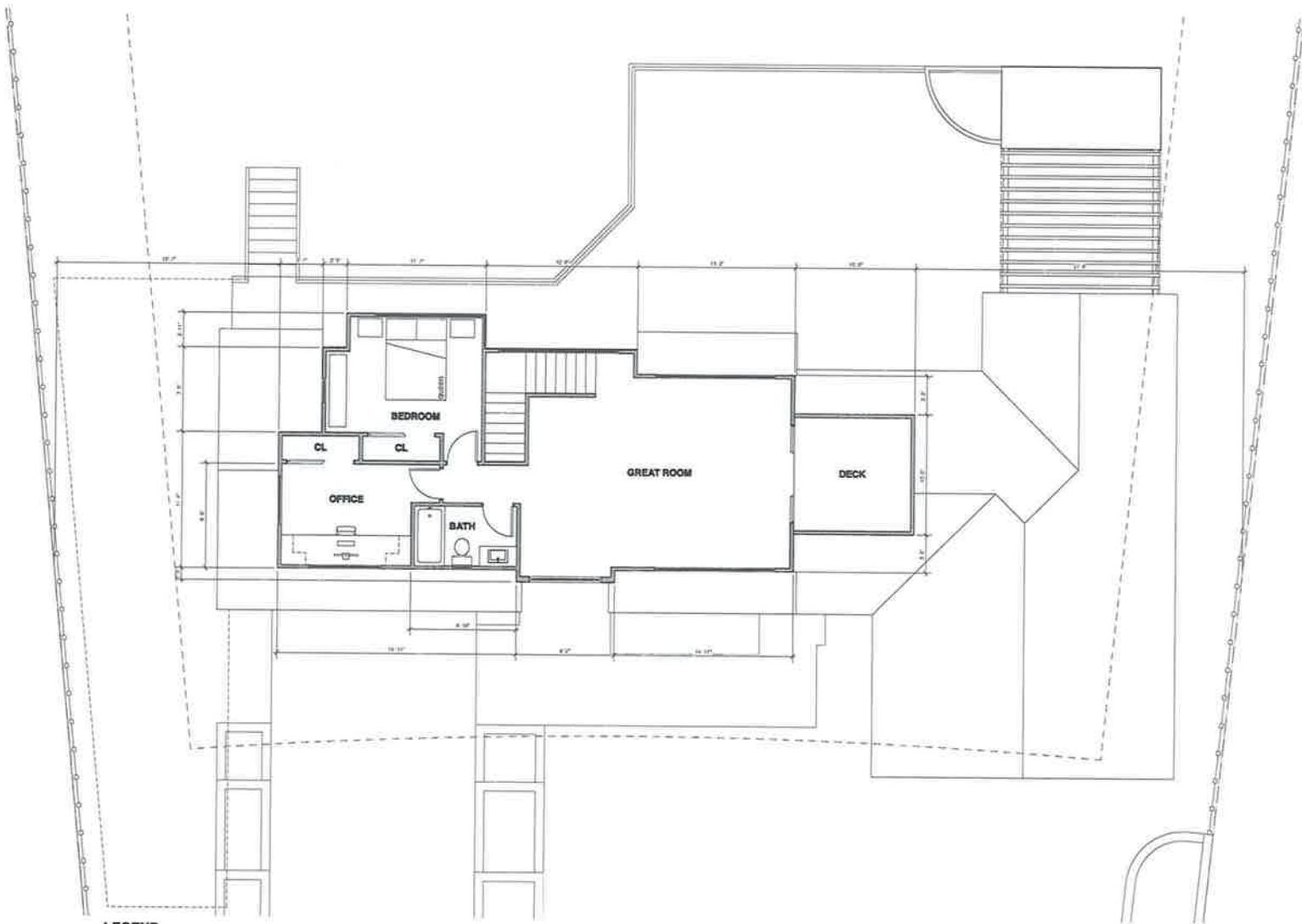
SITE PLAN

A1.0



- LEGEND**
- EXISTING WALL TO REMAIN
 - - - EXISTING WALL TO BE REMOVED





LEGEND

-  EXISTING WALL TO REMAIN
-  PROPOSED WALLS
-  AREA OF ADDITION = 690 SQ. FT.
AREA OF DECK = 91 SQ. FT.



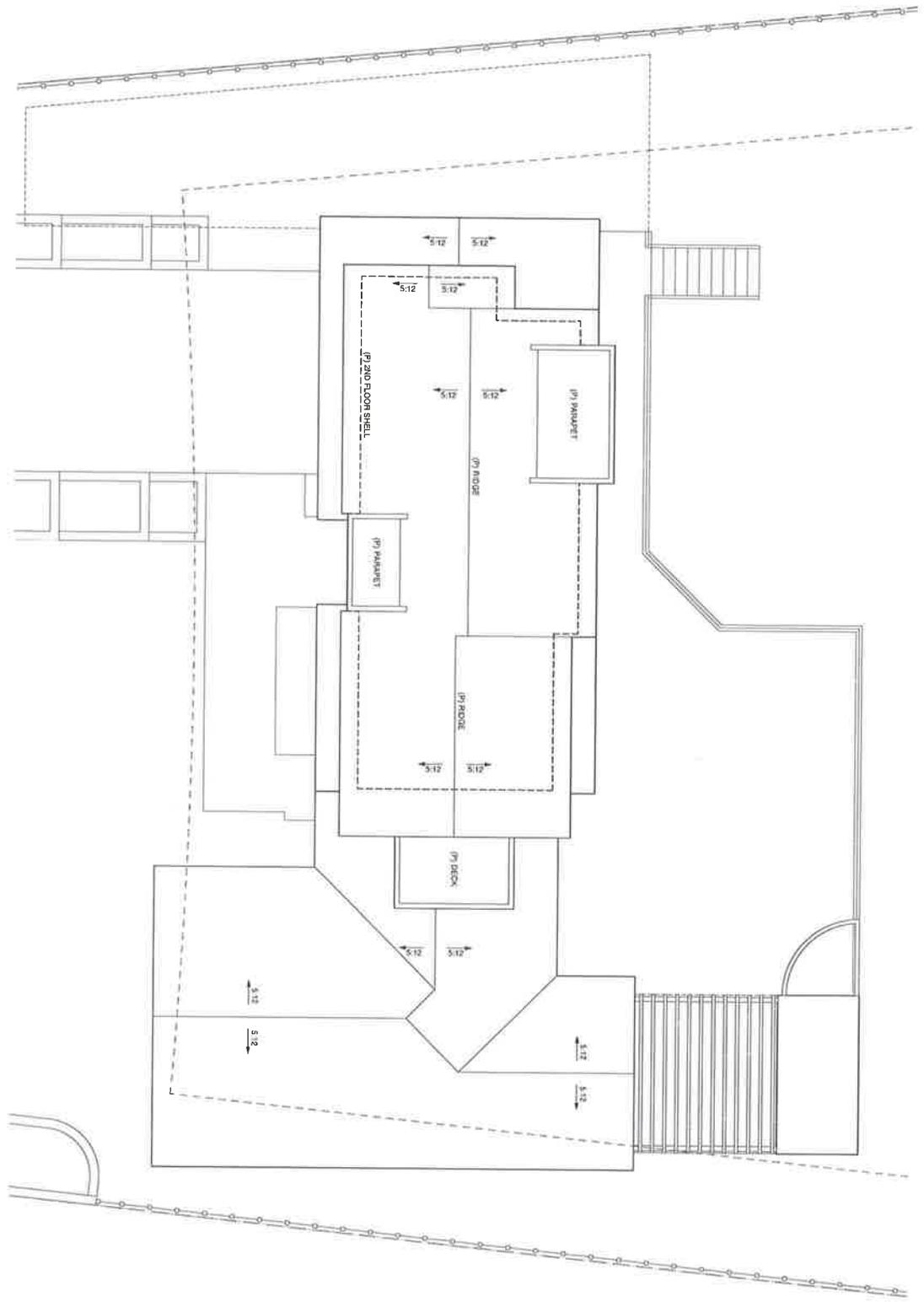
**5566 RETORNO STREET
BORNHURST RESIDENCE**

ARB 12-03-2014



2ND FLOOR PLAN

A2.2

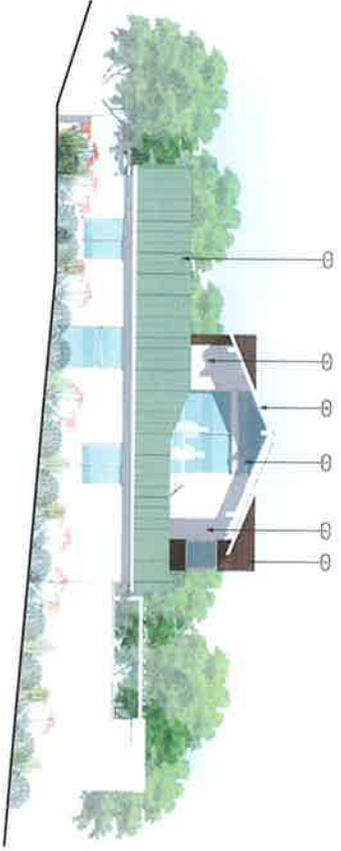


KEY NOTES

- ① Paint
- ② Standing Seam Metal, Color: Resene, Three Coat Matt
- ③ Exterior Wall and Ceiling
- ④ Exterior Wall
- ⑤ Floor Concrete Board, Color: White, Manufacture: TBO
- ⑥ Hardie Board
- ⑦ Wood Stone, Manufacture: TBO
- ⑧ Down & White
- ⑨ Down & White
- ⑩ Floor Concrete Board, Color: White, Manufacture: TBO
- ⑪ Floor and Wood Ceiling, Manufacture: TBO



WEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



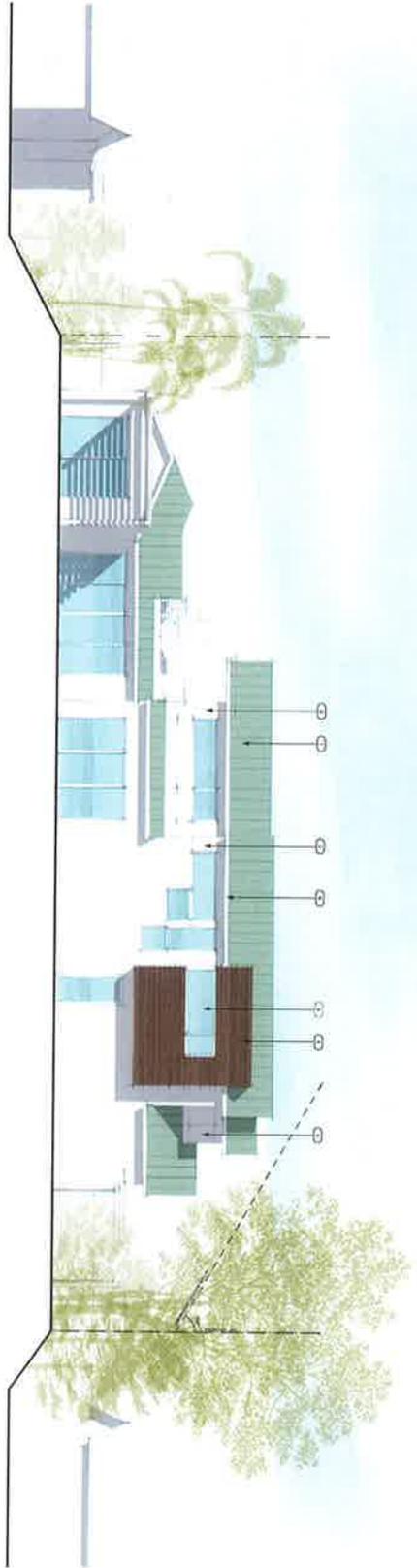
ARB 12-03-2014

5566 RETORNO DRIVE
BORNHURST RESIDENCE



(P) ELEVATIONS
S - W
A3.1

- KEY NOTES**
- Roof
 - Exterior Wall
 - Floor
 - Ceiling
 - Window
 - Door
 - Stair
 - Deck
 - Pool
 - Fence
 - Tree
 - Light
 - Sign
 - Other



EAST ELEVATION
SCALE 3/8" = 1'-0"



NORTH ELEVATION
SCALE 3/8" = 1'-0"

5566 RETORNO DRIVE
BORNHURST RESIDENCE



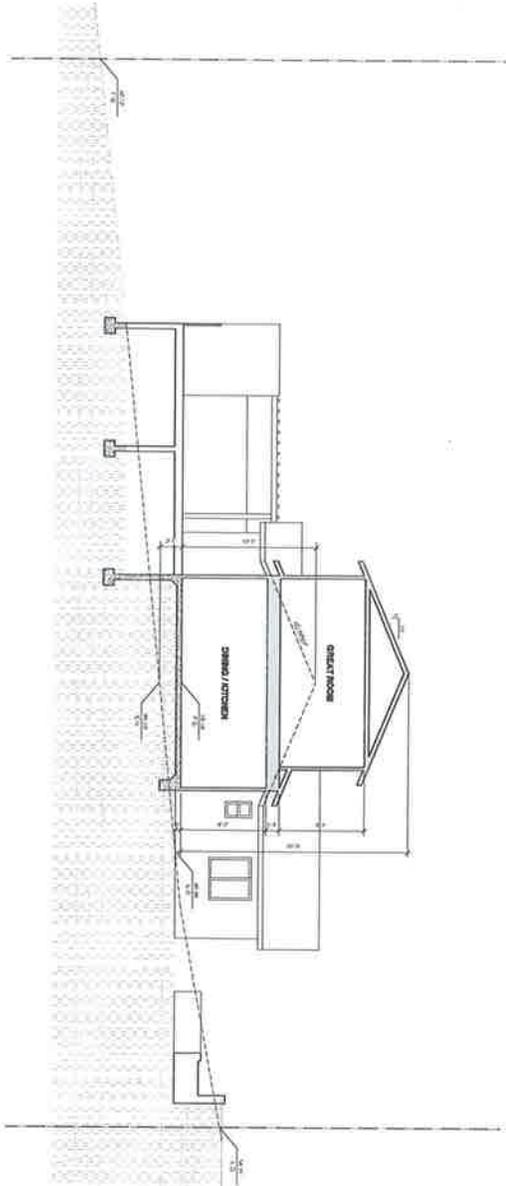
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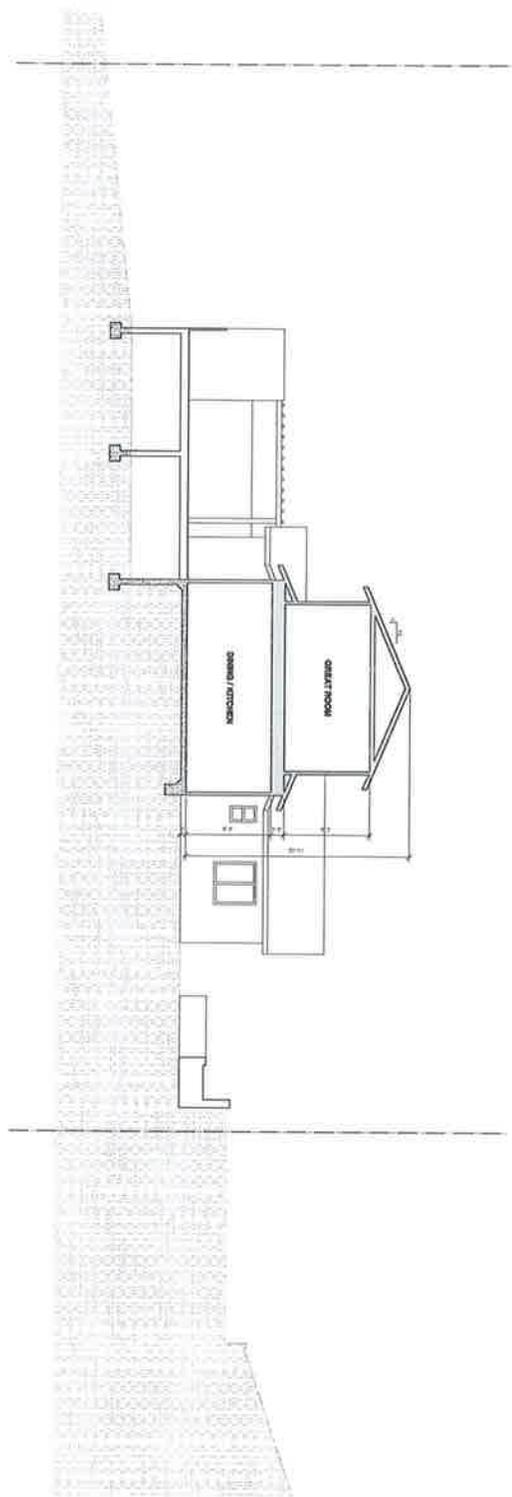


(P) ELEVATIONS
N - E

A3.2



SECTION 1
SCALE 3/8" = 1'-0"



SECTION 2
SCALE 3/8" = 1'-0"





1
NORTHEAST PERSPECTIVE
0' 10' 20'

5566 RETORNO DRIVE
BORNHURST RESIDENCE

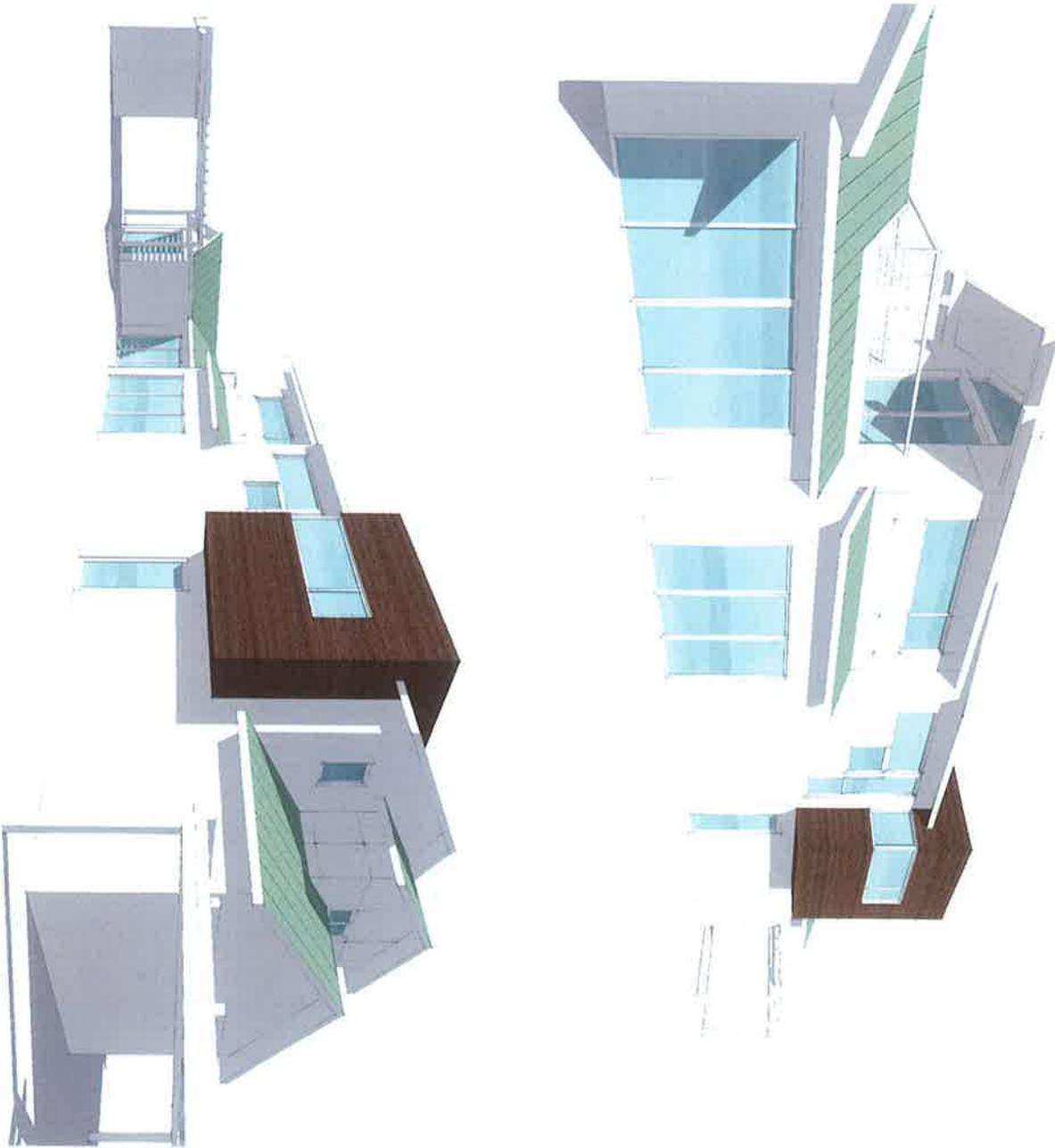
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PERSPECTIVES

A8.1



A8.2

PERSPECTIVES



5566 RETORNO DRIVE
BORNHURST RESIDENCE

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STAN CHAYATT ARCHITECTS
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