

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

Agenda Item #D-3

**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 final review of a request to construct a new 745 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 2,703 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 six inches.

Plans are attached as Exhibit A.

PROJECT HISTORY

The project was initially reviewed by the ARB at their December 11, 2015 meeting wherein the Board the heard from several neighbors regarding privacy concerns from the new second floor living area and exterior deck. The Board also asked that the entry element be restudied to better integrate into the architecture of the rest of the home. Given these concerns, the Board continued the project to the January 15, 2015 meeting.

For the January 15th meeting, the applicant returned with revised plans to address the Board's previous comments. Where feasible, window sill heights were raised an additional six inches to four feet six inches above the second story finished floor. In order to still retain the same size windows for light/ventilation purposes, the window head heights of these same windows were also raised six inches. Some of the second floor windows however (i.e., the main office and bedroom) were not adjusted, as these windows must meet code requirements for emergency

egress. The second floor deck railing was been revised from the previously shown cable railing to a solid frosted glass rail. Finally, the contrasting entry element and matching rear elevation pop-out were revised to be clad in a fiber cement board siding in a light gray shade and the flat roof over the entry element was replaced with a gable roof finished to match the rest of the residence.

Despite these changes, several neighbors continued to express concerns over privacy impacts and asked for further adjustments to window sill heights, deck railing heights and similar features. The Board agreed that more could be done to mitigate privacy impacts and recommended window sill heights be raised to five feet. They asked that the rear wall of the deck also be raised to a height of five feet. With respect to the contrasting entry element, several of the Boardmembers expressed a preference for something closer in design to the original flat roof iteration. With these comments attached, the Board recommended preliminary approval to the Community Development Director. A copy of the Minutes from the January 15th meeting is attached as Exhibit B.

The Community Development Director considered and approved the proposed remodel and addition on February 2, 2015.

PROJECT ANALYSIS

A more detailed set of working drawings have been prepared for the Final ARB submittal. These include more fully dimensioned plans, architectural details, electrical plans and structural plans. Exterior colors/materials are specified on the elevation sheets (A3.1/3.2); a color/material board will also be available at the meeting for the Board's review.

Several revisions have been made to the project since the Board's last preliminary review. Per the Board's recommendation, where possible, second floor window sills have been raised to five feet. The rear railing of the deck has also been raised to five feet in height; a small planter has been added at the rear corner of the deck rail as a transitional element to step the railing height down to the deck side/front. Deck railing materials were updated to use a combination of ship lapped siding (matching that used on the entry element) and frosted glass.

After exploring various options for the entry element, the applicant opted to return to the original flat roof design (as opposed to the gable previously shown). However, the window layout for the entry element has been simplified and a lighter colored ship lapped cedar siding (treated with Cabot's bleaching oil) has been selected. The other areas of the house using the ship lapped siding (i.e., rear popout and second floor deck) would receive the same bleaching treatment.

The applicants are also proposing to widen the second floor office (located at the north end of the home) by one foot. The added width increased the square footage of the second floor addition from 725 square feet to 745 square feet. The second floor addition continues to meet all applicable building setback and solar shading requirements.

The Board's comments on the adequacy of the working drawings and the proposed changes to the project would be appreciated.

SUMMARY OF ISSUES

- Revisions to the project in light of the Board's previous comments;
- Exterior colors and materials (including lighting); and
- Completeness of working drawings.

RECOMMENDATION

The Board should provide input on the items raised above. If the Board finds the revisions acceptable and working drawings complete, then the Board should recommend final approval to the Community Development Director with their comments attached.

ATTACHMENTS

Exhibit A- Revised preliminary architectural plans

Exhibit B- January 15, 2015 ARB Minutes

PROJECT TEAM

Owner
Susan and Bruce Bornhurnt
5566 Retorno Drive
Carlsbad, CA 92013
959-574-6468

Architect
Dylan Chappell Architects
550 Maple St, Suite A
Carlsbad, CA 92013
959-595-4760

Structural Engineer
Paul Belmont
Ashley & Vance Engineering, Inc.
924 Chapala St
Carlsbad, CA 92009
959-882-8966

Mechanical Engineer
Wynne Stewart
Bauer Technology
7774 Calle Mayor
Carlsbad, CA 92009
760-835-2327

Contractor

PROJECT NAME



VICINITY MAP



SHEET INDEX

- GENERAL**
G1.0 TITLE SHEET
G2.0 GENERAL NOTES
G3.0 BMP
- CIVIL**
C1.0 SURVEY
- ARCHITECTURAL**
A1.0 SITE PLAN
A2.0 FLOOR PLAN
(B) FLOOR PLAN LEVEL 1
A2.2 (P) FLOOR PLAN LEVEL 2
A2.3 RCP
A2.5 ROOF PLAN
A2.6 (P) ELEVATIONS (W - N)
A2.2 (P) ELEVATIONS (E - S)
A4.0 SECTIONS
A4.1
A7.0 DOOR AND WINDOW SCHEDULE
- STRUCTURAL**
S1.1 STRUCTURAL TITLE SHEET
S1.2 STRUCTURAL SPECIFICATIONS
S2.1 FOUNDATION PLAN
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BDS 3-18-2015

NOT FOR CONSTRUCTION



PUBLIC WORKS

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

SCOPE OF WORK

This project involves to construct a second story addition of 883 sq. ft. (net) to an existing 1,336 sq. ft. (net) residence. 482 sq. ft. of fire existing 1st floor structure will be removed. A new 1st floor deck of 137 sq. ft. (net) is to be constructed. A new 2nd story deck of 137 sq. ft. (net) is to be constructed. site, landscape work. There will be mechanical and electrical work.

PROJECT STATISTICS

PROJECT ADDRESS	5566 Retorno Drive Carlsbad, CA 92013
APN NUMBER	003-340-018
ADJACENT ZONING	R-3
PERMIT TYPE	U-E-A
SETBACKS	Front: 20' Rear: 15'
MAX. BL. USE OF PROPERTY	50%
MAX. PERMITTED	2
# OF STORIES	2
CUT AND FILL	0
SQUARE FOOTAGE	
(B) RESIDENCE	443 sq. ft. 424 sq. ft.
(B) GARAGE	1,461 sq. ft. 1,399 sq. ft.
(B) DECK - LEVEL 1	1,304 sq. ft.
(B) DECK - LEVEL 2	1,304 sq. ft.
(B) TOTAL SQ. FT.	1,504 sq. ft.
(P) RESIDENCE	443 sq. ft. 424 sq. ft.
(P) GARAGE	1,515 sq. ft. 1,654 sq. ft.
(P) DECK - LEVEL 1	1,193 sq. ft. 1,204 sq. ft.
(P) DECK - LEVEL 2	1,137 sq. ft.
(P) TOTAL SQ. FT.	1,568 sq. ft. 2,137 sq. ft.
(P) TOTAL SQ. FT.	2,300 sq. ft. 2,137 sq. ft.
LEVEL 1 ADDITION	54 sq. ft. 56 sq. ft.
LEVEL 2 ADDITION	745 sq. ft. 683 sq. ft.
TOTAL ADDITION	800 sq. ft. 739 sq. ft.
TOTAL REMODEL	448 sq. ft. 436 sq. ft.

ADJ NUMBER	
ADJ PERMITS	
ADJ DATE	
ADJ TYPE	

PLOT #10
DATE: MAY 19, 2015
PROJECT: 5566 RETORNO DRIVE, CARLSBAD, CA 92013

TITLE SHEET

G1.0

PROGRESS SET

Erosion Control and Best Management Practices Notes

Owner:
 Karon & Pat McFadden
 5566 Return Drive
 Santa Barbara, CA 93109

It shall be the Contractor's responsibility to establish control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan prepared by:
 Environmental Management Systems
 550 Middle St., Suite A
 Carpinteria, CA 93013
 805 235-4750

This Plan is intended to be used for interim erosion and sediment control measures and for final elevations or permanent improvements.

The Contractor shall be responsible for monitoring, and erosion and sediment control measures prior, during, and after construction. This includes maintaining a file of all erosion and sediment control measures, corrective actions, and notes and a red-line map of remedial implementation measures.

- Reasonable care shall be taken when hauling any earth, sand, gravel, rock, or other substance. Should any low, spot, or track over and upon said public or adjacent private property, immediate clean-up shall occur.
- Construction entrances shall be installed prior to the start of construction and shall be maintained on the paved road and must cross the stabilized construction entranceway.
- Sanitary facilities shall be maintained on-site as appropriate.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 10 feet high shall be protected with erosion control blankets or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage courses, including existing drainage swales and ditches.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized and all applicable laws concerning pollution abatement shall be complied with.

The site shall be shown on this plan to be cleared to existing ground level and sediment during the rainy season, **November 1 to April 15**. Facilities are to be operable prior to October 15 of any year.

- Grading operations during the rainy season shall be completed prior to the start of the rainy season, **September 15 to October 15**. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year, with all site operations to be completed by the County.

The existing automatic concrete drained driveway, acting as the construction entrance into public way, shall be kept clean and free of debris. The driveway shall be maintained in good condition. A grave construction entrance shall be installed where vehicle access is required. The driveway shall be maintained in good condition. Plans are to be resubmitted for approval prior to August 15 of each subsequent year, with all site operations to be completed by the County.

This plan covers only the first winter following grading operations. Erosion Control Plan **Prior to September 15** the composition of site improvements shall be evaluated and approved by the County. Plans are to be resubmitted for approval prior to August 15 of each subsequent year, with all site operations to be completed by the County.

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Sediment Filter/Barriers (SFI) Fences and Straw
 Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area. Sediment filter structures shall be installed so that all runoff from the construction site is filtered prior to crossing a roadway. Sediment filter structures shall be installed in accordance with the County Inspection staff during inspections scheduled by the County. Sediment filter structures shall be inspected regularly by the County. Straw wattles should not remain in place during significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to the slope for the last 5' fill fence and straw wattles shall be inspected for debris at locations outlined on the Erosion Control Plan.

Plastic Sheeting/Tarps:
 Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used for temporary stabilization of excavated, if plastic sheeting is used, the contractor shall be responsible for the removal of concentrated flow from the plastic must be established by said date, see Wet Weather Measures below.

Vegetation Maintenance and Revegetation:
 As far as practicable, existing vegetation shall be protected and left in place, in accordance with the clearing and grubbing plan. Revegetation shall be completed in accordance with the Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential for damage to existing vegetation. The site shall be revegetated and the vegetation established, as soon as practicable after the completion of construction. Revegetation shall be established by said date, see Wet Weather Measures below.

Slope Protection:
 Slopes greater than 4:1 H should be protected using blankets or straw wattles. Blankets should be considered for all disturbed slopes greater than 4:1 H. Straw wattles should be installed in accordance with the Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential for damage to existing vegetation. The site shall be revegetated and the vegetation established, as soon as practicable after the completion of construction. Revegetation shall be established by said date, see Wet Weather Measures below.

Wet Weather Measures:
 If a protective ground cover is not established by October 15 of any year, the contractor shall be responsible for the installation of straw mats and fiber rolls. Straw mats shall be applied at a rate of 3,000 lbs/ac, or wood floor if hydroseeded 2,000 lbs/ac. Fiber rolls shall be installed per the detail.

General Site Protection:
 Materials must be protected from being transported from the site by the forces of wind or water. This includes said materials in demolition debris, asphalt, mud, etc.

Flots, silt, solvents and other toxic materials must be stored in accordance with their labeling and are not to be disposed of as a solid waste. See Erosion Control Plan for details. Spills may not be washed into the drainage system. Spills may not be washed into the drainage system.

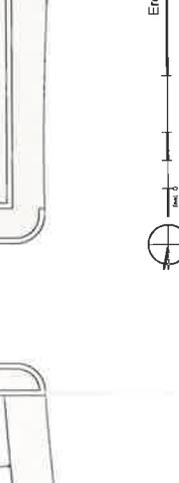
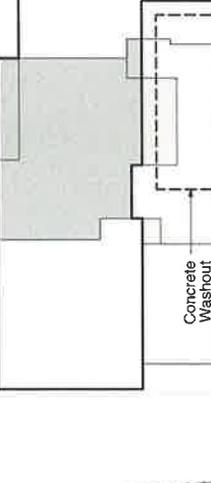
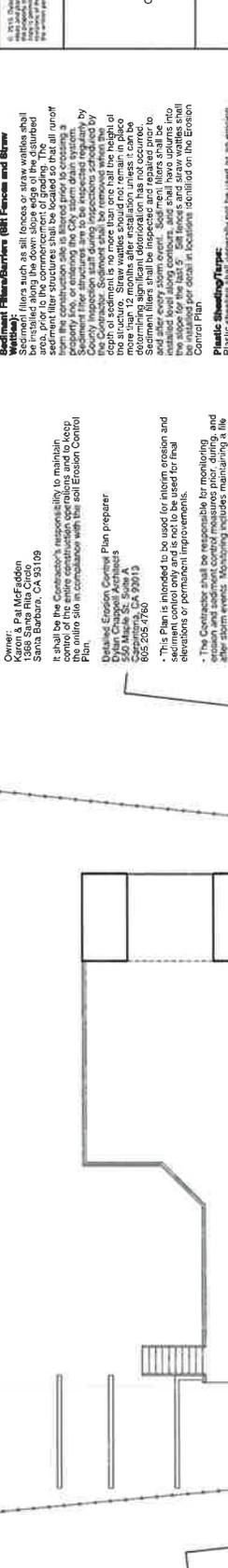
Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the drainage system. Excess or waste concrete shall be stored in accordance with their labeling and are not to be disposed of as a solid waste. See Erosion Control Plan for details. Spills may not be washed into the drainage system. Spills may not be washed into the drainage system.

Trash and construction related solid waste must be deposited into a container responsible to prevent contamination of rainwater and disposal by wind.

Shoring, Construction Fencing, and other Site Safety:
 The contractor shall be responsible for the maintenance of the construction site safety fences with the contractor's responsibility for the safety of the site. The contractor shall be responsible for the safety of the site. The contractor shall be responsible for the safety of the site.

Final Site Maintenance:
 The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until the construction site is stabilized and approved by the contractor. Erosion prevention and sediment control measures shall be maintained in good condition until the construction site is stabilized and approved by the contractor.



NOT FOR CONSTRUCTION

5566 RETORNO DRIVE
 BDS 3-18-2015

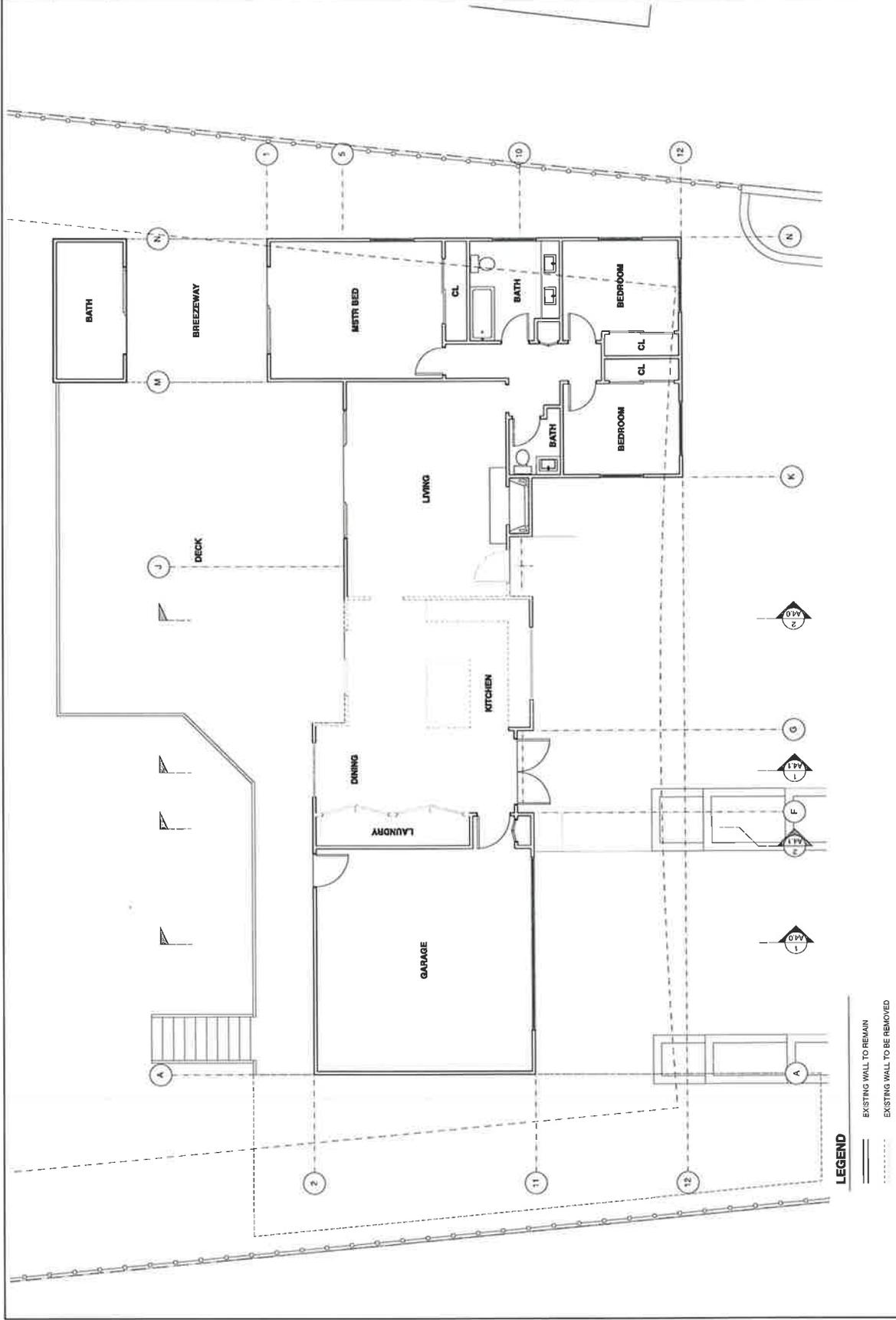
JOB NUMBER: _____
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 CHECKED BY: _____
 TITLE: _____

PLAT FILE: _____
 SHEET NO. 05_003
 PROJECT NO. 15-0001-001
 PROJECT NAME: 5566 RETORNO DRIVE, SAN FRANCISCO, CA
 DESCRIPTION: _____

(E) FLOOR PLAN

A2.0

PROGRESS SET

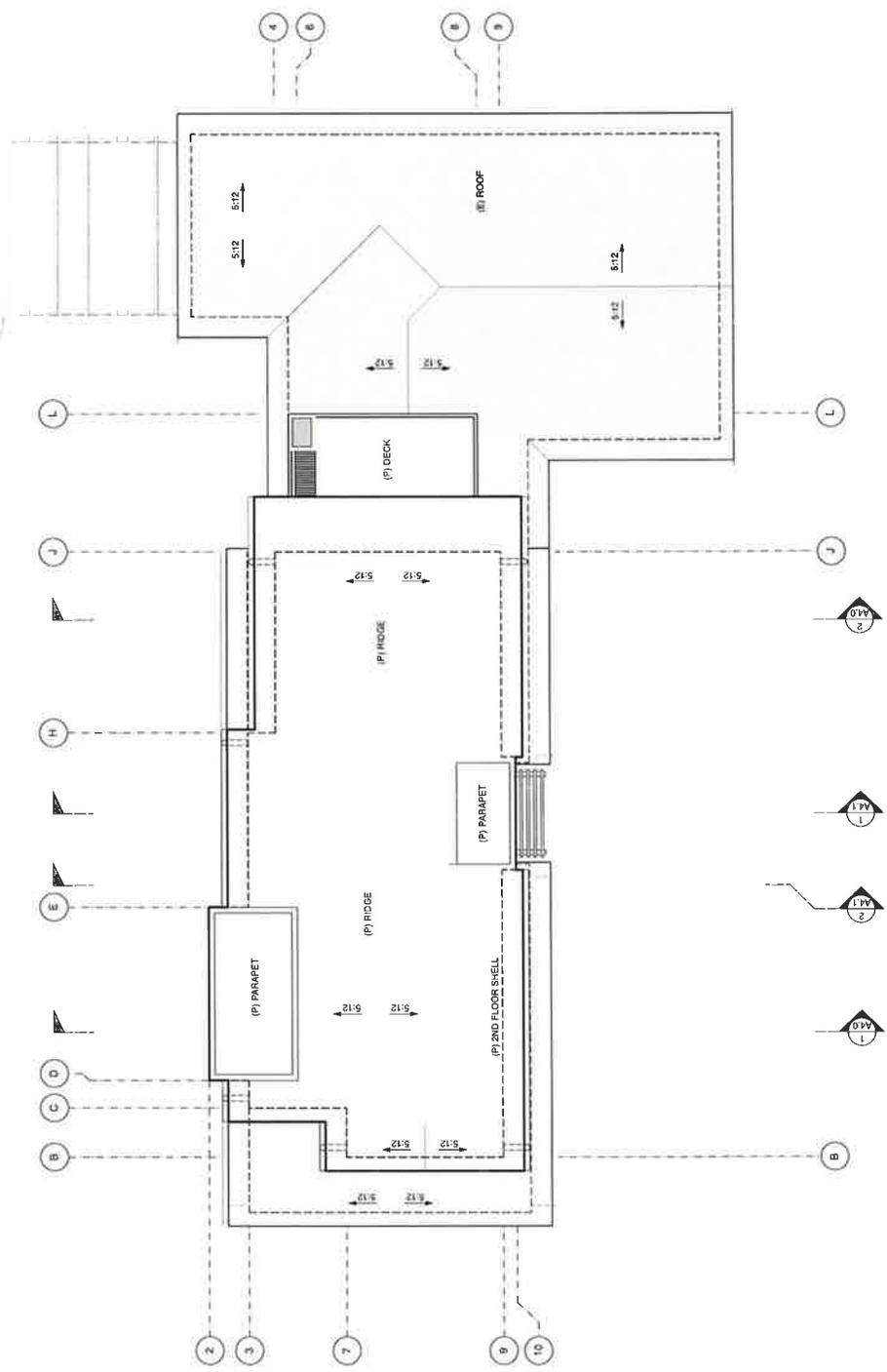


LEGEND
 ——— EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE REMOVED

(E) FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1

- KEY NOTES**
- 1. MATERIALS SUBJECT TO STANDING SEAM METAL
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 - 19. MATERIALS SUBJECT TO STANDING SEAM METAL
 - 20. MATERIALS SUBJECT TO STANDING SEAM METAL



- NOTES**
1. Underlayment subject to CRP Section R327.4. The underlayment shall be installed in accordance with the manufacturer's instructions. The underlayment shall be installed over a minimum 72 pound per square foot (PSF) gypsum board. The underlayment shall be installed over a minimum 1/2 inch thick concrete or masonry substrate. The underlayment shall be installed over a minimum 1/2 inch thick concrete or masonry substrate. The underlayment shall be installed over a minimum 1/2 inch thick concrete or masonry substrate.
 2. Roof gables subject to CRP Section R327.4. The roof gables shall be installed in accordance with the manufacturer's instructions. The roof gables shall be installed over a minimum 72 pound per square foot (PSF) gypsum board. The roof gables shall be installed over a minimum 1/2 inch thick concrete or masonry substrate. The roof gables shall be installed over a minimum 1/2 inch thick concrete or masonry substrate.

THIS DOCUMENT IS THE PROPERTY OF DED DESIGN DEVELOPMENT ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS DOCUMENT AGREES TO HOLD DED DESIGN DEVELOPMENT ARCHITECTS HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION OR TRANSMISSION.

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5566 RETURNO DRIVE
BDS 3-18-2015

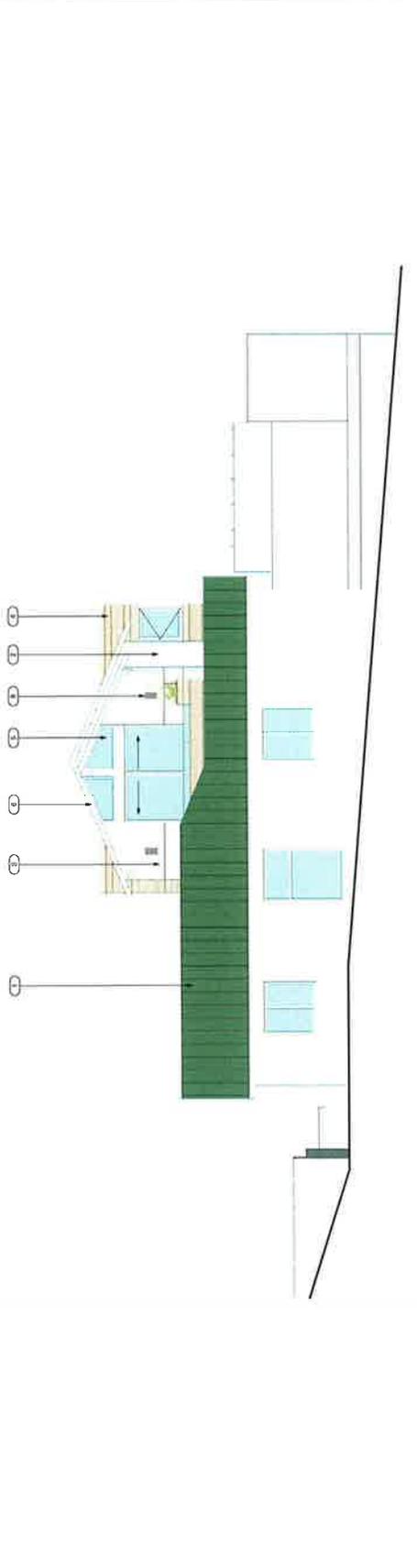
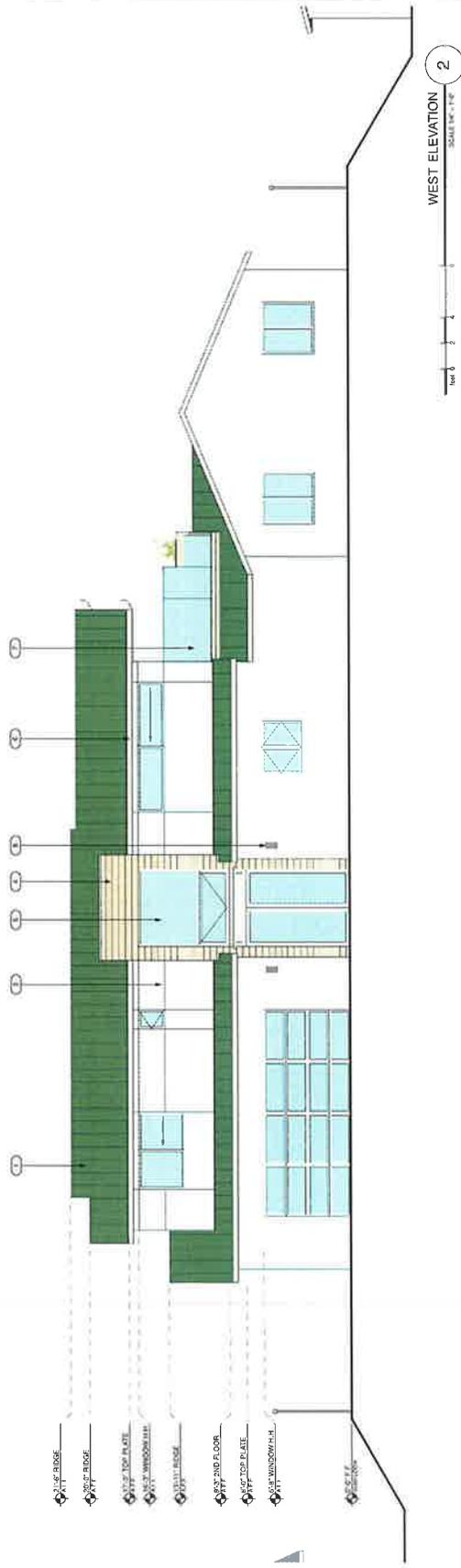
(P) ELEVATIONS W - S

A3.1

PROGRESS SET

KEY NOTES

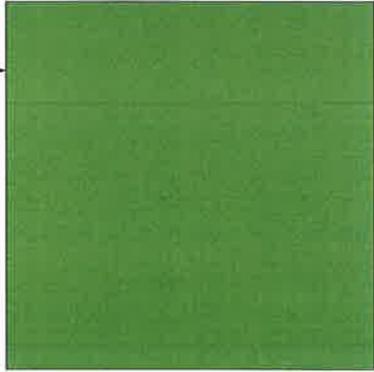
- 1. Roof Siding: Green - Faint Green
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- 99. Paint: Dark Green - Dark Green
- 100. Paint: Light Green - Light Green



WEST ELEVATION SCALE 1/4" = 1'-0"

SOUTH ELEVATION SCALE 1/4" = 1'-0"

Roof



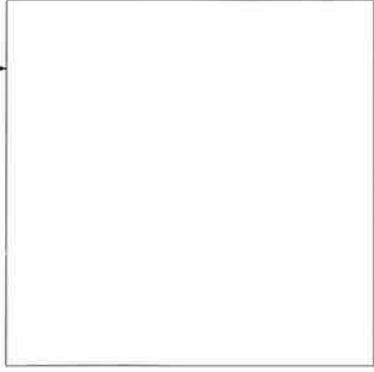
Manufacturer: Titan
Model: Cool Roof
Color: Patina Green

Ext. Wall



Type: Cedar
Notes: Natural clear ship lapped cedar treated with Cabot's bleaching oil

Ext. Wall



Manufacturer: Swiss Pearl
Model: Carat
Color: Onyx 7099-11

Deck Railing



Manufacturer: Fenceworks
Model: Frameless
Color: Frosted

Lighting



Manufacturer: Bega
Model: 6698 LED
Color: Black

downward light: dark sky compliant

550 MAPLE ST. SUITE A
CARPINTERIA, CA. 93013
T: 805.205.4760



PROJECT: **5566 RETORNO STREET**

LOCATION: 5566 Retorno Street, Carpinteria, CA 93013

OWNER: Bruce and Susan Bornhurst

MATERIAL BOARD

Jan 15, 2015

PROJECT REVIEW

- 2) Applicant: Susan and Bruce Bornhurst
Project Number: 14-1738-ARB
Project Location: 5566 Retorno Drive
Zoning: Single Family Residential (6-R-1)
- Planner: Nick Bobroff

Hearing on the request of Dylan Chappell Architects, agent for Susan and Bruce Bornhurst to consider Case No. 14-1738-ARB for continued 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 also be remodeled and a 54 square foot addition added to the ground floor. The property is a 0.24-acre parcel zoned Single Family Residential (6-R-1) and shown as APN 003-340-015, located at 5566 Retorno Drive.

DISCUSSION:

Trent Kelly, representative from Dylan Chappell Architects, provided an updated colors and material board for the project. He clarified the glass wall proposed for the deck railing is a frosted translucent finish. He also provided perspective photographs of sight lines toward various neighboring properties to the rear and across Retorno Drive from his client's property to simulate what the view/privacy impacts may be from the proposed second floor addition and deck.

Public Comment:

Jason Lusk, 5575 Retorno Drive, presented a slide show documenting his privacy concerns as viewed from various locations in his home and rear yard. He indicated he was both concerned with the neighbors' ability to see into his home as well as his ability to see into his neighbors' homes. He explained he's attempted to screen his living areas from neighbors with the use of landscaping but that the new second floor addition across the street would create new impacts for his family.

Don Bensen, 5529 Calle Ocho, reiterated his privacy concerns from the last meeting. He explained that the changes made to the window sill heights and deck railing from the initial review are steps in the right direction but that his concerns have not been adequately mitigated by these adjustments. He acknowledged that the existing heavy vegetation along their shared property line provides sufficient screening but feared this vegetation cannot be relied upon as a permanent solution; it may be removed and/or cut back at some point. He referenced several of the Concha Loma Residential Design Guidelines that relate to privacy impacts between adjoining neighbors to the side and/or rear yards.

Boardmember Discussion:

Boardmember Reginato asked staff what the distance was between the subject residence and Mr. Lusk's home across Retorno Drive. Staff explained the homes are approximately 100 feet apart. Staff also noted the subject residence is approximately 85 feet away from the nearest residence to the rear.

Boardmember Reginato felt the project had improved from its initial review but that privacy concerns for the neighbor to the rear remain a concern. He suggested the applicant consider utilizing a taller balcony wall along the rear (east) side of the second floor deck.

Boardmember Ellinwood reiterated that he preferred the original flat roof entry element. He felt that the new gable element was incongruous with the rest of the design. He noted the entry element should try to better relate to the style of the rest of the house. With respect to the stated privacy concerns,

Boardmember Ellinwood felt that the concerns from the home across the street were unreasonable. It was noted that large windows and second floor balconies are generally encouraged to face out toward the street rather than impact the much closer neighbors typically adjacent to the side or rear of the property. He did however agree that privacy concerns for the neighbor(s) to the rear merited further consideration; he suggested that window sills along the rear elevation be raised to five feet from the floor and that the balcony rail be brought up to match the sill height on at least the rear elevation. He suggested the balcony railing could have a similar treatment as the garage door (metal frame with frosted glass panels) as one possible way to tie the railing in to the rest of the home.

Boardmember Gahan noted she felt the project was fine as submitted.

Boardmember Johnson agreed with Boardmember Ellinwood that the entry feature needed adjustment; he suggested that the gable be lowered in height. He agreed with the other Boardmembers that the deck railing on at least the rear elevation needed to be raised. He suggested the railing could be comprised of a low pony wall with a glass wall on top as a possible architectural treatment. He also suggested that perhaps some vertical landscape features in the front yard could help to mitigate Mr. Lusk's concerns.

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

- Raise rear window sills to five feet from the floor;
- Raise the solid rail/wall around the rear elevation (at minimum) of the second floor deck to a height of five feet; and
- Lower the height of the entry gable element.

VOTE: 4-0

PROJECT REVIEW

- 3) Applicant: Alan and Carol Koch
Project Number: 14-1746-ARB
Project Location: 1151 Church Lane
Zoning: Single Family Residential (6-R-1)
- Planner: Nick Bobroff

Hearing on the request of Brian Zant, agent for Alan and Carol Koch to consider Case No. 14-1746-ARB for preliminary review of a request to remodel an existing 2,443 square foot single family residence and construct ground floor additions totaling 650 square feet. The property is a 12,632 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 004-041-032, located at 1151 Church Lane.

DISCUSSION:

Brian Zant, project designer, presented an updated color/materials board and a cut sheet for the proposed exterior light fixture. He clarified they hoped to save as much of the existing roof as possible and the portions of new roof would match existing.

Rachelle Gahan, landscape designer, walked the Board through her proposed landscape plan for the project. She noted the existing Magnolia was looking distressed and would be removed; helping draw attention to the mature oak to remain.