

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 11, 2010**

Agenda Item # 1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 09-1517-DPM/CUP/CDP **Planner:** Nick Bobroff
Address: 4964 Sixth Place
APN: 003-312-024
Zoning: Planned Residential Development (PRD-20)
Applicant: Bryan Pollard, AIA for John and Michaela Frontera

Project Review: Conceptual
 Preliminary (Revised)
 Final

PROJECT DESCRIPTION

This is the revised preliminary review of a request to add 240 square feet of new living area to an existing two story, three unit multi-family complex. The new addition would be one story and would fill in the existing open/patio space between the existing one story single family dwelling and the existing two story duplex on the property, thereby creating one, larger triplex building. The total square footage of the three units (and the two attached garage spaces) would increase from 2,755 square feet to 2,995 square feet. The maximum height of the structure would remain at 22 feet eight inches; the new addition would reach a maximum height of approximately 13 feet six inches.

The new proposed addition would be used to increase the square footage of Unit B (the existing single family dwelling). Unit A would be reduced slightly in square footage and converted from a one bedroom unit to a studio unit. Unit C would remain unchanged. No net increase in the number of units or total bedrooms would result as part of the project.

The project also includes plans to address a number of existing zoning and/or building violations including relocating an existing hot tub, relocating and redesigning an outdoor shower, cutting back hedges and fences along the street frontage(s) to provide safe vision clearance, the removal of an existing carport along the northwestern side property line, the removal of a trellis structure connecting the existing single family dwelling to the detached garage and the permitting of a second trellis connected to the detached garage. Minor hardscape and landscape improvements are proposed as well to help create new common and private yard areas for the residents of the triplex.

Plans are attached as Exhibit A.

PROJECT HISTORY

Due to budgetary constraints, the applicants are proposing to reduce the scale of the project. The previous submittal was for a two-story 453 square foot addition to connect the existing single family dwelling and duplex. A new stairwell would have been constructed within the footprint of the single family dwelling in the required front setback, thereby expanding the non-conforming status of the property.

Architectural Review Board

The project was most recently reviewed by the ARB on October 29, 2009 at the preliminary level. Overall the Board was in support of the project and felt the proposed addition and comprehensive remodel of the structures was nicely designed and would benefit the community. One neighbor spoke on the project and indicated that he was supportive of the project as designed and hoped that no larger windows, decks or balconies would be added to the second floor rear elevation, which would affect his privacy.

The Board had several minor suggestions for revisions to the proposed addition; most of their comments instead focused on updating the details and materials of the existing structures to better fit within the comprehensive remodel of the property. The Board recommended preliminary approval to the Planning Commission with the following comments:

- Restudy the ½ gable on the remaining one-story element of the triplex. Consider instead extending the fascia of the main east-west gable across to the new stairwell;
- Provide better screening for the trash enclosure or relocate the trash enclosure to a less visible space;
- Enclose the existing upper deck on the duplex building with a more substantial material than the existing lattice;
- Square off the openings around the porch entry;
- Attempt to make window sizes and placements more consistent throughout; and
- Select a darker brown color for the roof shingles and a tan color for the exterior plaster finish.

A copy of the October 29, 2009 ARB Minutes is attached as Exhibit B.

Planning Commission

The Planning Commission reviewed the project at a conceptual level on November 2, 2009 and indicated that they were supportive of the direction the project was heading in and of the use of a Conditional Use Permit to allow not only upgrades to the existing legal non-conforming structures but also the new additions, including the new stairwell within the front setback.

The project returned to the Planning Commission on December 7, 2009, wherein the Commission approved the project as submitted.

PROJECT ANALYSIS

As noted previously, the project has been scaled back in response to budget constraints. As part of the reduction, the new second floor addition has been reduced to a one-story addition that would occupy the existing patio space between the single family residence and duplex. The addition would allow the single family residence to be expanded into a larger two-bedroom unit. The revised project would continue to address the legal non-conforming status of the property with respect to the PRD zone distance between buildings requirement and would not change or worsen the property's non-conforming status with respect to setback encroachments or visitor parking. Existing zoning violations on the property would still be abated as part of the revised project.

The revised addition would feature a gable roof which would tie into the wall of the duplex to the east and into the existing gable roof on the single family dwelling to the west. The existing cross gable over the western half of the existing single family dwelling would be replaced with a new hip roof. The maximum height of this element would be 13 feet, approximately six inches lower than the existing height of the single family dwelling. A new covered entry and porch would face the street and be recessed behind the facades of the two existing structures so as to create an formal entry way and meet front setback requirements. The existing palm tree that is adjacent to the new entry would remain.

As part of the project, both of the existing residential buildings would undergo a comprehensive remodel in order to give the triplex a cohesive architectural theme. In response to previous comments from the Board, it appears that the openings in the duplex porch on the east elevation have been squared off. Additionally, a black mesh backing is proposed behind the lattice work under the existing stairwell in order to screen the trash enclosure. The architect noted that the window sizes/placements on the existing structures have not been changed as they relate to the functionality of the corresponding interior spaces. The architect also noted that he will provide a detail at the ARB meeting for the railing on the second floor deck for the Board's review.

The Board's comments on the scaled back project as well as the applicants' response to the Board's previous comments would be appreciated.

If the project receives a recommendation for preliminary approval, the project will be forwarded to the Community Development Director for consideration of a revised Development Plan, Conditional Use Permit and Coastal Development Permit. The CUP is still required for the project due to the legal non-conforming nature of the existing residential structures.

SUMMARY OF ISSUES

- Architecture, design and layout of revised addition; and
- Revisions to the project in light of the Board's previous comments.

RECOMMENDATION

If the Board feels the project meets acceptable design criteria, the Board should recommend revised preliminary approval of the project to the Community Development Director with their comments attached.

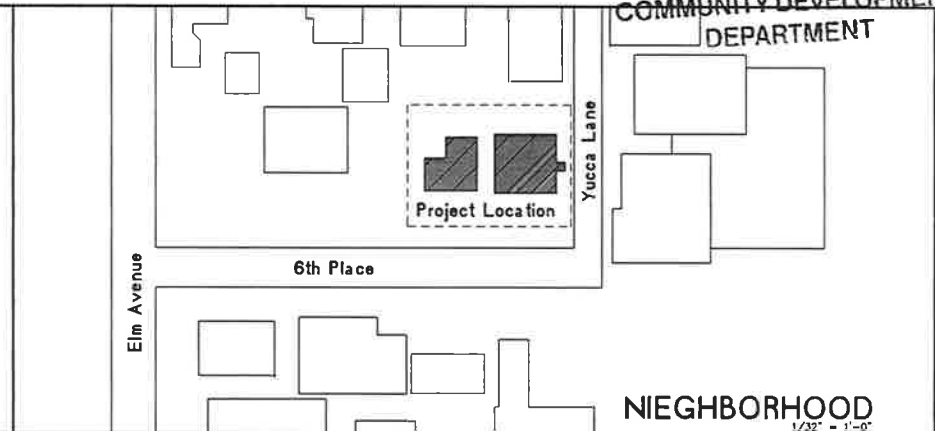
ATTACHMENTS

Exhibit A- Revised Preliminary Architectural Drawings
Exhibit B- October 29, 2009 Architectural Review Board Meeting Minutes

JAN 26 2010

COMMUNITY DEVELOPMENT DEPARTMENT

DESCRIPTION	EXISTING	PROPOSED	"PRD" REQUIREMENTS
LOT SIZE		7,020 S.F.	"PRD" REQUIREMENTS
BUILDING COVERAGE (EXISTING BUILDING 1)		1249 S.F. (17.7%)	
BUILDING COVERAGE (EXISTING BUILDING 2)		800 S.F. (11.3%)	
BUILDING COVERAGE (EXISTING BUILDING 3)		340 S.F. (4.8%)	
BUILDING COVERAGE (PROPOSED ADDITION)		240 S.F. (3.4%)	
TOTAL BUILDING COVERAGE		2585 S.F. (37.2%)	NO MORE THAN 50%
COMMON YARD		1,424 S.F. (20.2%)	20% (1,330 s.f. req'd.)
PRIVATE YARD		683 S.F. (9.7%)	
ADDITIONAL LANDSCAPING:		1172 S.F. (16.8%)	
PAVED AREAS (DRIVEWAY, WALKS, TERRACES)		1,113 S.F. (15.8%)	
MAX. EXISTING BLDG. HEIGHT (2-STORY)		22'-8"	NOT TO EXCEED 30'
MAX. ADDITION BLDG. HEIGHT (1-STORY)		13'-10"	NOT TO EXCEED 30'
<p>PARKING UNIT A (STUDIO) 1 UNCOVERED UNIT B (2 B.R.) 2 COVERED UNIT C (2 B.R.) 1 COVERED & 1 UNCOVERED</p>			
<p>PROPOSED (BUILDING 2) TWO STORY ADDITION ATTACHED TO (BUILDING 1)</p>			



FRONTERA ADDITION

PROJECT INFORMATION

PROPERTY OWNER: JOHN FRONTERA
 4984 6th PLACE
 CARPINTERIA, CA

PROJECT ADDRESS: 4984 6th PLACE
 CARPINTERIA, CA

ACCESSOR'S PARCEL: 003-312-024

ZONE: E3 / S03

SITE AREA: 7,020 SQ. FT.

PROJECT STATISTICS:

EXISTING UNITS:

UNIT A:	512 SQUARE FEET
UNIT B:	767 SQUARE FEET
UNIT C:	1,090 SQUARE FEET
TOTAL (E) S.F.:	2,329 SQUARE FEET

ADDITIONS TO:

UNIT A: N/A (CONVERTED FROM 1 BR. TO STUDIO)

UNIT B:

FIRST FLOOR:	240 SQUARE FEET
UNIT C:	N/A
TOTAL (N) S.F.:	240 SQUARE FEET

2nd STORY DECK:

(E) SINGLE CAR GARAGE FOR UNIT B:	26 SQUARE FEET
(E) SINGLE CAR GARAGE FOR UNIT C:	170 SQUARE FEET
(E) LAUNDRY / STORAGE (BUILDING 1):	86 SQUARE FEET
(E) GARAGE / STORAGE BUILDING (BUILDING 3):	315 SQUARE FEET

PROJECT DISCRPTION:

ADD 240 S.F. 2 STORY ADDITION TO AN EXISTING 2 STORY 3 UNIT MULTI FAMILY COMPLEX.

- CONVERT UNIT A FROM 1 BED ROOM UNIT TO A STUDIO UNIT
- ENLARGE UNIT B (2 BED ROOM) TO A LARGER 2 BEDROOM UNIT
- UNIT C (2 BED ROOM) MINOR REMODEL

ZONING VIOLATIONS TO BE ADDRESSED:

- REMOVE EXISTING GARPORT
- EXISTING OUTDOOR SHOWER TO BE BROUGHT UP TO CODE
- ARBOR CONNECTING TO THE GARAGE TO BE CUT BACK TO 10' FROM RESIDENCE.
- CUT BACK HEDGES @ SW PROPERTY LINE TO 3'-0"
- CUT BACK FENCE @ CORNER OF YUCCA & 6th PLACE TO 3'-0"

SITE NOTES

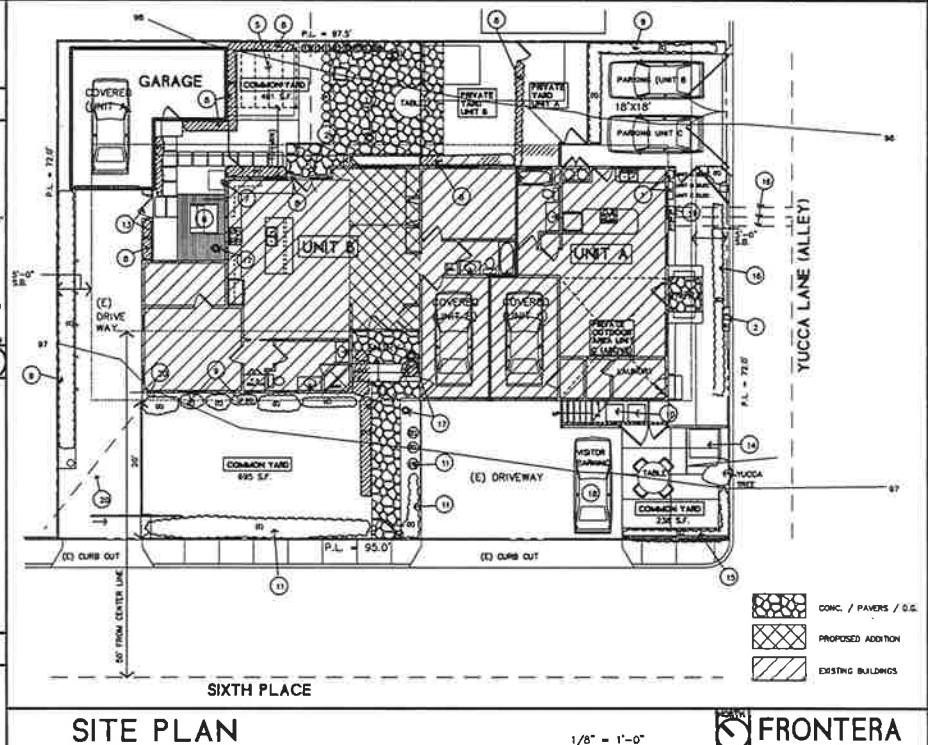
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|---|---|
| 1 (E) ELEC. MTRS & SERVICE | 11 CUT BACK (E) HEDGE TO 36" HIGH |
| 2 ABANDON (E) WATER METER (FOR UNIT A) | 12 (E) GATE |
| 3 (E) GAS METERS | 13 (N) 5' HIGH WOOD GATE AND FENCE |
| 4 EXISTING DRAINAGE | 14 REMOVE & RELOCATE (E) HOT TUB |
| 5 (E) ARBOR | 15 CUT BACK FENCE AND HEDGE FROM 6'-0" TO 3'-0" |
| 6 RELOCATED HOT TUB | 16 CUT BACK HEDGE TO 6" HIGH (FOR BUFFER) |
| 7 OUTDOOR SPA, PROVIDE 2'X2'X2' DEEP HOLE 30 W/ PEX GRAVEL FOR 80 DRAINAGE INTO SOIL. | 17 (E) PALM TREE |
| 8 NEW LANDSCAPING | 18 (E) NON-CONFORMING VISITOR PARKING |
| 9 (E) 6" HIGH WOOD FENCE | 19 PROPOSED WATER MTR'S 3/4" WATER LINE TO MAIN |
| 10 TRASH AREA | 20 ABANDON (E) OVERHEAD LINE & ELEC. MTR. |

VICINITY MAP



SHEET INDEX

- | | |
|-----|--|
| A-1 | SITE PLAN / GENERAL NOTES / PROJECT DATA |
| A-2 | FIRST FLOOR PLAN |
| A-3 | SECOND FLOOR PLAN / ROOF PLAN |
| A-4 | ELEVATIONS |
| A-5 | ELEVATIONS |



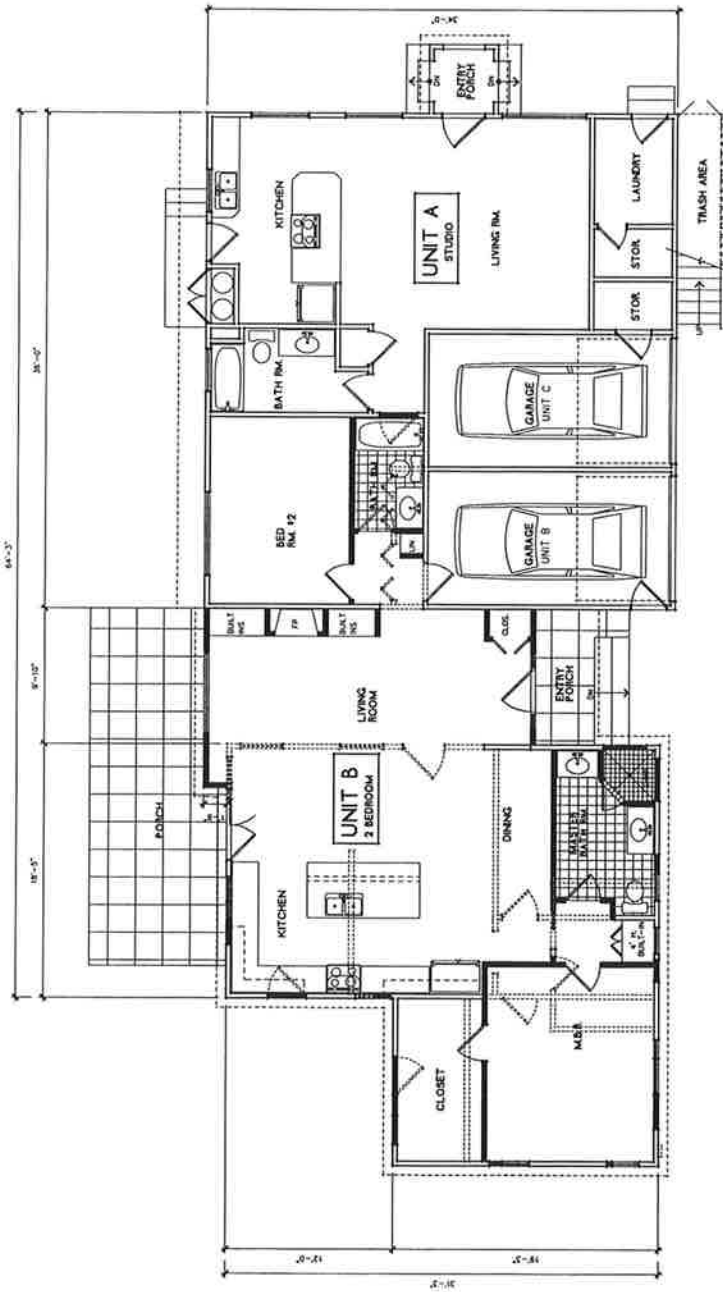
REVISIONS	
DATE	COMMENTS

JOHN & MICHAELA FRONTERA
 4984 6th PLACE
 CARPINTERIA, CA

PROJECT MANAGER: BP
DRAWN BY:
CHECKED BY:
PROJECT NUMBER:
CADD FILE:

BRYAN POLLARD
 A.I.A.
 229 WEST MISSION STREET
 SANTA BARBARA, CALIFORNIA 93101
 TEL: (805) 967-2783
 bpollard@bpa.net
 FAX: (805) 962-7641

COVER SHEET NUMBER	A-1
DATE	JANUARY 18, 2010



WALL LEGEND

- (D) 1/2" DIA. STUD WALL @ 16" O.C.
- INDICATE WALLS TO BE REMOVED
- ===== EXISTING WALLS TO REMAIN

FRONTERA

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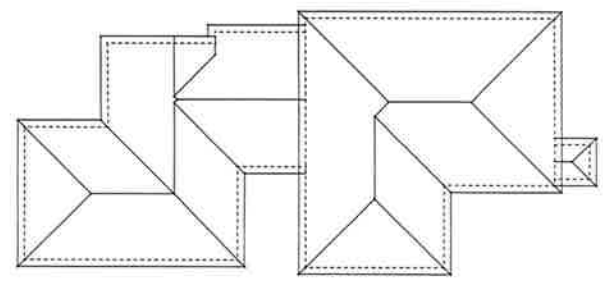
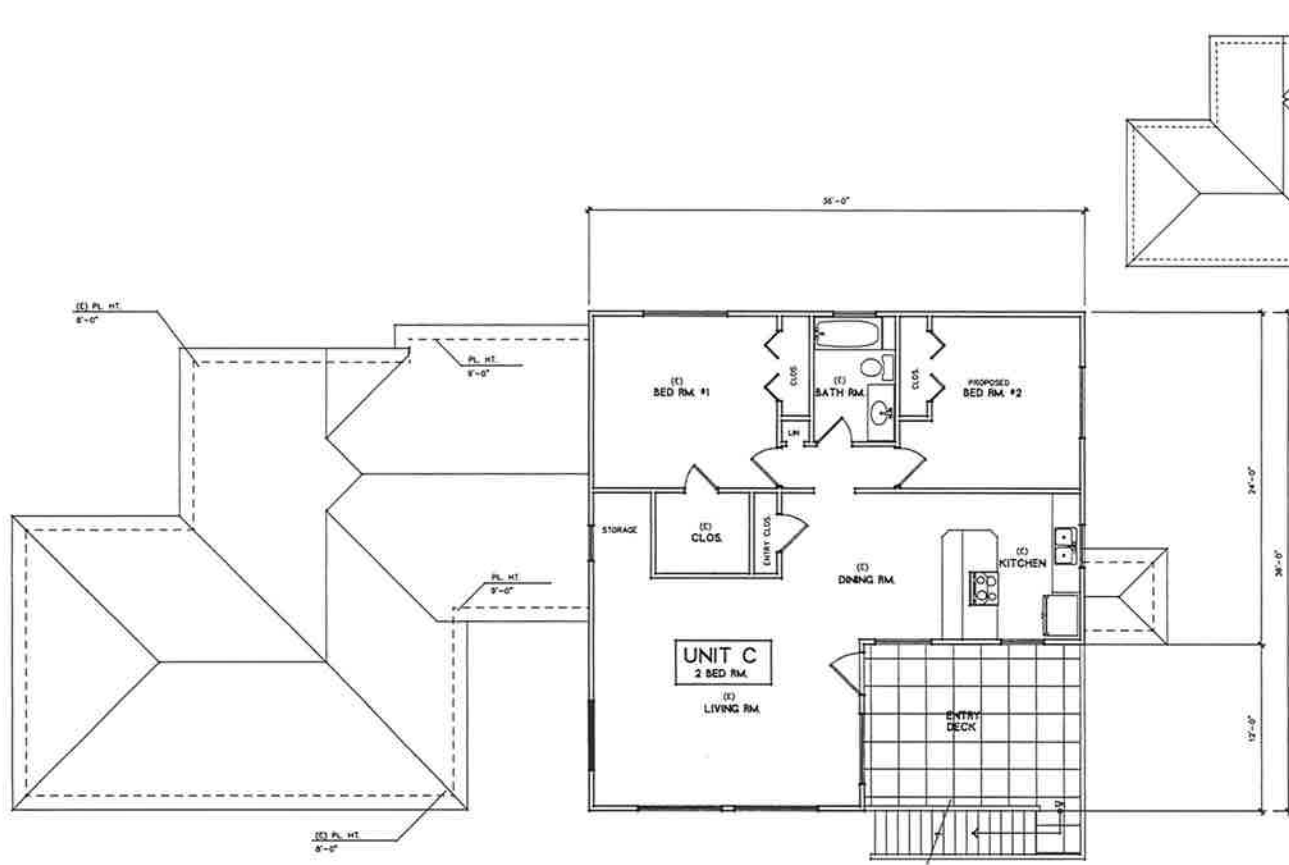
PROJECT NUMBER: FRONTERA-PLAN
DESIGNED BY: BRYAN POLLARD
DRAWN BY: BRYAN POLLARD
CHECKED BY: BRYAN POLLARD
PROJECT NUMBER: A-2
DATE: JANUARY 13, 2010

NO.	DATE	REVISIONS

FRONTERA

JOHN & MICHAELA FRONTERA
1984 6th PLACE
CARPINTERIA, CA

NO.	DATE	REVISIONS



ROOF PLAN
1/4" = 1'-0"

SECOND FLOOR PLAN

WALL LEGEND	
	(H) EX. STRO WALL @ 16" O.C.
	INDICATES WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

REVISIONS	
DATE	COMMENTS

JOHN & MICHAELA FRONTERA
1964 6th PLACE
CARPINTERIA, CA

PROJECT MANAGER: BP
DRAWN BY:
CHECKED BY:
PROJECT NUMBER:
DATE PLO:



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FRONTERA

SECOND FLOOR PLAN
SHEET NUMBER
A-3
DATE
JANUARY 18, 2010