

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of June 17, 2010**

Agenda Item # 1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 09-1524-DP/CUP/CDP **Planner:** Nick Bobroff
Address: 4791 Seventh Street
APN: 003-303-006
Zoning: Planned Residential Development (PRD-20)
Applicant: Barry Horwitz for Robert Durtche

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is the final review of a request to remodel an existing one-story single family residence and construct new ground and second floor additions totaling 1,619 square feet. Approximately 1,001 square feet of new floor area (506 square feet of living area and 495 square feet for a new attached two car garage) would be added to the ground floor. The new second floor would comprise 618 square feet of living area. Both additions would be added on to the rear of the existing residence and would increase the overall square footage of the residence from 1,036 square feet to 2,655 square feet. The maximum height of the residence would increase from approximately 18.5 feet to 25.5 feet.

The project includes several other components such as adding a new fireplace to the existing living room, abandoning the existing driveway approach on Holly Avenue, constructing a new curb cut, apron and driveway to the new garage from Holly Avenue, demolishing two existing detached accessory buildings, constructing a new public sidewalk along the Holly Avenue street frontage and replacing the existing hedge along Holly Avenue with a hedge, set back from the new City sidewalk.

A Conditional Use Permit is required to allow for the remodel and structural upgrade of a legal non-conforming residence with respect to the street-side yard setback. Under the CUP, the applicant would be permitted to match the established legal non-conforming setback for part of the new addition.

Plans are attached as Exhibit A.

PROJECT HISTORY

Architectural Review Board

The Board reviewed the subject project at the preliminary level on December 3, 2009, wherein the project received a recommendation for preliminary approval with the following comments:

- Eliminate the dormer stairwell. Provide an alternative roof pitch over the stairwell instead, but held back one to two feet from the corner;
- Recess the east ground floor building elevation for the length of the pantry (and adjacent door) area by two feet;
- Modify the roof over the extended pantry porch in order to break up the fascia;
- As an option, the applicant could eliminate the west porch and add a window to the second floor (above), facing Seventh Street; and
- As an option, the applicant could explore the idea of re-introducing a porch to the southeast corner of the dining room.

The project returned to the ARB on February 11, 2010 under "Matters Presented by Staff" to allow the Board an opportunity to review the applicant's responses to the above recommendations prior to developing final working drawings and returning for final review by the ARB. The revised plans eliminated the dormer stairwell, recessed the pantry area and extended the roof eave over the pantry area to create a small covered porch, added a window to the second floor, street-front elevation and added a small, uncovered deck on the rear elevation accessed from the dining room. The Boardmembers indicated that these changes adequately addressed their comments and concerns from the December 3, 2009 meeting.

A copy of the minutes from December 3, 2009 and February 11, 2010 ARB meetings are attached as Exhibit B.

Planning Commission

The project was reviewed by the Planning Commission at their February 3, 2010 hearing. The Commission was unanimously in support of the project and granted approval of the Development Plan, Conditional Use Permit and Coastal Development Permit as submitted.

PROJECT ANALYSIS

The submitted final working drawings are in substantial compliance with the preliminary plans reviewed by the ARB at the February 11, 2010 ARB meeting. As appropriate for final review, the applicant has provided architectural details and call-outs for various design elements including window trim, corbel dimensions, handrails, knee braces and siding corners. The plans note that all colors and materials are to match existing.

The site plan shows the new sidewalk required by the conditions of approval along the Holly Avenue frontage and indicates that a new screening hedge, 36 inches in height, would be placed

three feet back from the inside edge of the sidewalk, consistent with the Public Works Department's directives.

SUMMARY OF ISSUES

- Adequacy/Completeness of final working drawings;

RECOMMENDATION

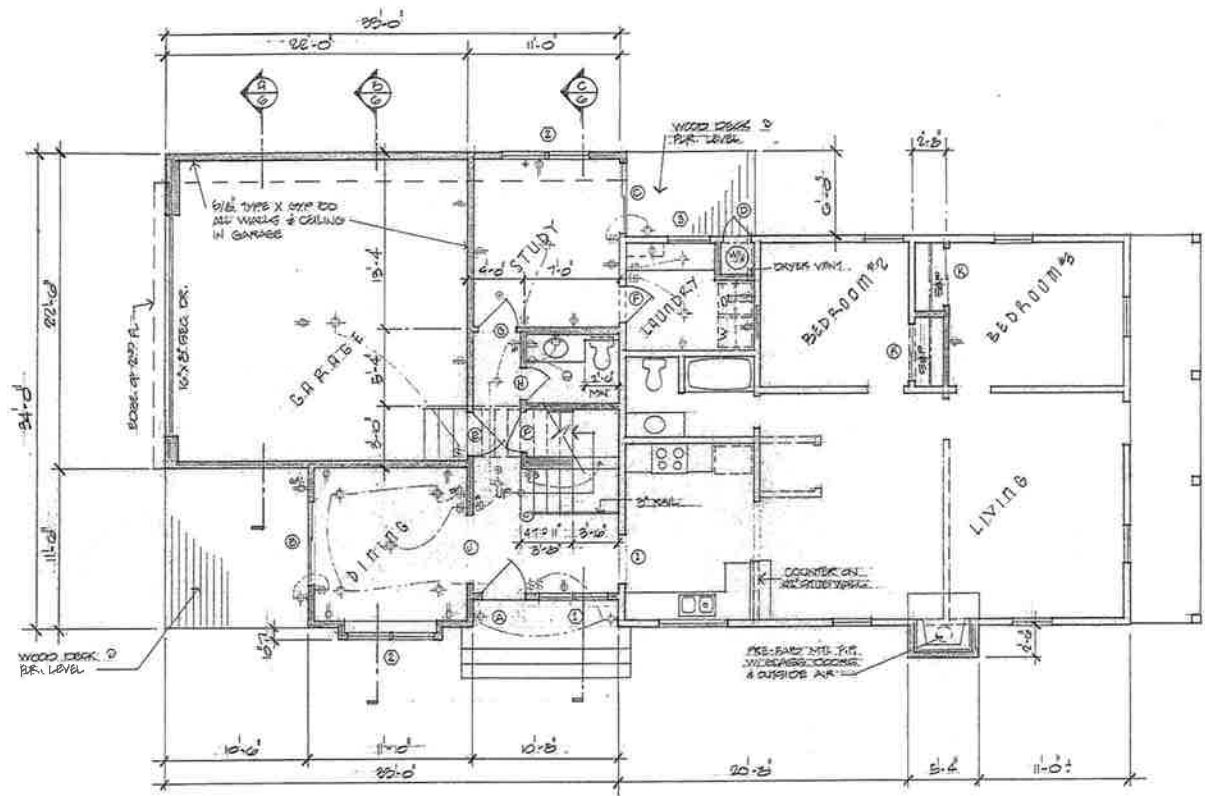
The Board should comment on the issues raised and if they feel the plans are adequately developed, then the Board should recommend final approval with their comments attached.

ATTACHMENTS

Exhibit A- Final architectural drawings

Exhibit B- Architectural Review Board minutes from 12/03/09 and 02/11/10 meetings

REVISIONS	BY



FIRST FLOOR PLAN

1/4" = 1'-0"

- ===== EXISTING
- NEW
- REMOVED

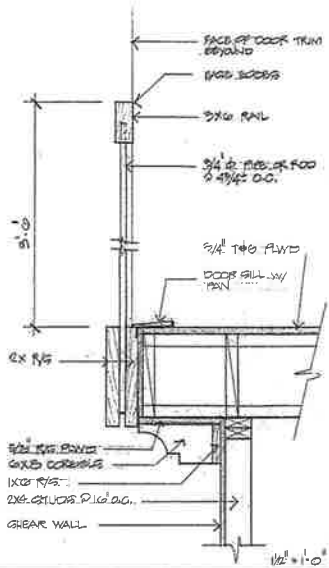
ALL WORKING SHALL COMPLY W/
SEC 1506 OF MANDATORY
ENERGY REQUIREMENTS

- ⊕ 110 V DUPLEX OUTLET
- ⊕ CEILING LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ SWITCH
- ⊕ WALL MOUNTED LIGHT
- ⊕ T.V. CABLE
- ⊕ TELEPHONE
- ⊕ LIGHT / EXHAUST FAN
- ⊕ EXHAUST FAN
- ⊕ 110 V SMOKE DETECTOR
- ⊕ FLOURESCENT LIGHT
- ⊕ DOOR BELL
- ⊕ CRANES

Date	
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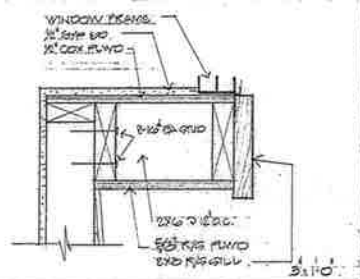
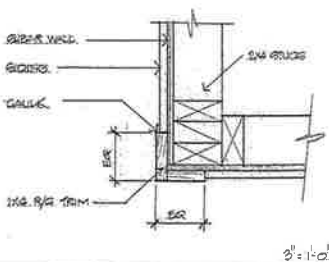
2
Sheets

REVISIONS	BY



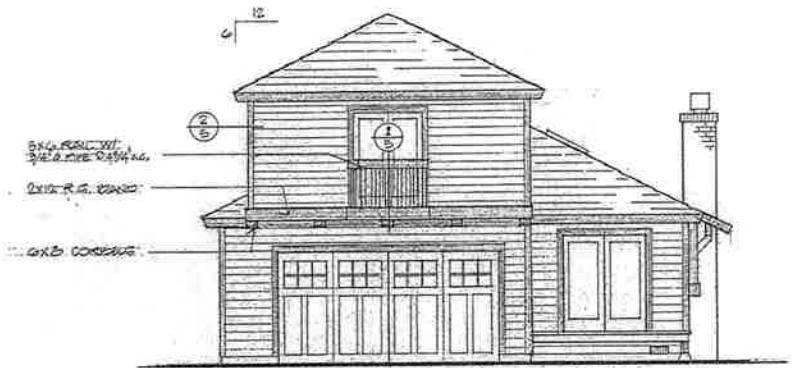
RAIL DETAIL 1

WEST ELEVATION

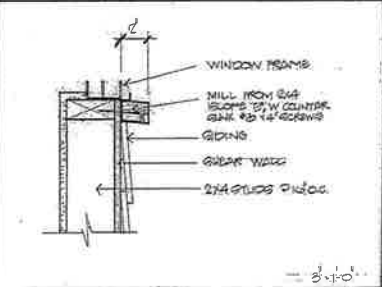
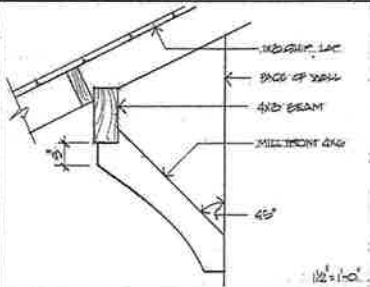


SIDING CORNER 2

SILL & BAY WINDOW 4



SOUTH ELEVATION



WINDOW SILL 5

Date
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Drawn
Job
Sheet
Of 5 Sheets