

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of July 15, 2010**

Agenda Item # 1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 10-1556-ARB
Address: 5451 Shemara Street
APN: 001-272-008
Zoning: Single Family Residential (8-R-1)
Applicant: Tom Ochsner for David Thomas

Planner: Shanna R. Farley

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is the preliminary review of a request to remodel the exterior facade and front yard area of an existing two story single family residence. The proposed improvements to the site include a reconfigured porch and front entry, new shingle siding, new trim, new window details, new garage door, new stone veneer, demolition of an existing fence to be replaced by new side yard fences, new hedges and updated paint colors. The project site is currently undergoing interior renovations under separate building permits. The size of the home would not be increased.

Plans are attached as Exhibit A. A photograph of the existing home is attached as Exhibit B.

PROJECT SETTING

The project site is located at 5451 Shemara Street. The lot size is approximately 8,104 square feet. The existing home is approximately 2,574 square feet. The first floor has an area of 1,968 and the second floor has an area of with lot coverage of 25%. The property has been used as a single family residence since its construction in the 1960's.

The project site is located in the Sub-Area 3 Design Area (Canalino/Santa Monica/El Carro Neighborhood). The neighborhood is developed with similar ranch style architecture single family residences. Immediately adjacent to the subject property is a bounded on all sides by single family residences.

The site is zoned Single Family Residential (8-R-1) and has a Low Density Residential Land Use designation (LDR).

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 from centerline of street or 20 feet from property line, whichever is greater.	>50 feet from centerline 23 feet from property line
Side (East)	7 feet 6 inches	7 feet 6 inches (existing)
Side (West)	7 feet 6 inches	12 feet 6 inches (existing)
Rear	15 feet	32 feet 6 inches (existing)
Height	30 feet	22 feet (existing)
Building Coverage	35% (2,837 square feet)	25% (existing 1,867 square feet)
Floor Area Ratio	40% (3,242 square feet)	41% (existing 3,322 square feet)*
Parking	2 Garage Parking Spaces	2 Garage Parking Spaces (existing)

**The site is non-conforming as to Floor Area Ratio. The square footage was permitted with prior approvals. This project does not include any additions or expansion to the square footage of the site.*

Design Review

The project proposes to modify the existing frontage elevations of an existing single family residence. The proposal would include the removal of a segment of an existing porch to create a more proportionate entry way. The new entry porch would be detailed with new trim elements and stone veneer footings to enhance the character of the porch. The proposal would also include installation of new shingle siding along the second floor elevation to replace old vertical siding. The shingles would be applied to portions of the remaining three sides of the structure.

The proposal also includes the removal of a wrought iron and column fence along. The proposal would replace only the side yard fences with a three foot tall open picket fence and low hedge planting. The plan includes planting of three new Olive trees and a stone walkway. **The Board’s comments on the proposed architectural style and detailing of the residence 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 (8-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 3 (Canalino/Santa Monica/El Carro 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.*

Objective 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.*

Objective CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Objective 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.*

Staff believes that the proposed alterations and modifications to the home can be supported by the above policy objectives. The proposed improvements to the home would introduce architectural details and elements which would soften the bulk of the homes frontage and bring the home more into scale with other homes in the vicinity. The modifications to the front porch and entry way would create an identifiable entry and focal point on the home, similar to most other homes in the neighborhood. The project includes low fencing and hedges which would define the private yard edges, yet would not create a visual barrier of the home and landscaped area. The project also incorporates muted colors and materials which would sit quietly into the existing neighborhood pattern. Proposed colors and materials are attached as Exhibit C. **Staff requests that the Board consider the proposed materials and colors in the neighborhood setting.**

SUB AREA 3 OBJECTIVES & POLICIES

Objective CDS3-1: *Preserve and strengthen the visual and physical connections between this subarea, the downtown and other neighborhoods and districts in the city.*

41. Open wood fences, including split rail and picket types, are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.

The proposed architectural modification to the home can be supported by the Subarea 3 Objectives. The material and color choices will blend with the existing neighborhood

pattern and the proposed Ranch Style architecture of the proposal. The proposal also includes a low split rail fence and low landscaping which will allow visibility of the home and create a boundary along the property lines. The proposed hedge along the fence would create a visual barrier behind the open fencing. **Staff requests that the Board consider the hedge in consideration of the above design objective which requires limited use of solid fencing near the front of the property.**

ADDITIONAL DESIGN GUIDELINES

***DG-3** – Exterior architectural treatment and detail should be carried around all sides of the building.*

The proposed architectural improvements would be made to the front elevations and would only be wrapped around portions of the sides to suggest further wrapping. Staff is concerned that by not wrapping all elevations, it would be out of compliance with Design Guideline 3 above. **Staff requests that the Architectural Review Board consider the use of materials, especially on all the sides of the building.**

***DG-4** – Elements such as windows and doors should be consistent in design with the existing theme of a house and when appropriate should draw from elements in the existing neighborhood.*

***DG-5** - The use of bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements would be oriented toward a public street or public space.*

***DG-6** – Fences in the front yard should avoid the use of solid materials and be constructed of decorative open materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided. Fences should be set back a minimum of two feet from the back of sidewalk to allow for planting between the sidewalk and the fence. Planting should be of a material that will not exceed a maximum height of three feet.*

The proposed modifications to the frontage of the home would make use of materials and colors similar to the existing neighborhood pattern. The enhancements to the front porch and trim details elements will harmonize with the linear elements of the roof and existing window layout. In addition, the proposal would improve the front yard by removing a tired wrought iron and column fence and install new fencing and hedge materials. The proposed fencing and landscaping would be situated along the side yards to create a separation of properties while allowing visibility of the front of the home by maintaining no fencing or hedges along the front property line. In general, the proposal is in keeping with the above design guidelines. Staff requests that the Board consider the overall design of the project considering the existing neighborhood pattern.

SUMMARY OF ISSUES

- Proposed design, colors and materials on all four sides of the building;
- Proposed height and materials of fencing and hedges in front yard area; and
- Design of home considering existing neighborhood architectural pattern.

RECOMMENDATION

The Board should comment on the issues raised above. If the Board feels the project meets acceptable design criteria, the Board should recommend preliminary approval of the project with their recommendations to the Community Development Director.

ATTACHMENTS

Exhibit A- Site Plan and Elevations
Exhibit B – Photo of Existing Home
Exhibit C – Colors and Materials

Exhibit A

Site Plan and Elevations

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Exhibit B

Photo of Existing House

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Exhibit C

Colors and Materials

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