

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 28, 2009**

Agenda Item # 2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 04-1183-DP/CDP **Planner:** Jackie Campbell
Address: 1097 Cramer Road
APN: 004-036-005
Zoning: PRD-20
Applicant: Charles Blaugrund, agent for the owners Mr. and Mrs. Roberto Gutierrez

Project Review: Conceptual
 Revised Preliminary/In Progress
 Final

PROJECT DESCRIPTION

This is the final review of a request for a Development Plan and Coastal Development Permit to construct a new two-story single family dwelling that will be attached to an existing structure on the property. The resulting structure would be one single family dwelling of 2,937 square feet. Maximum height of the residence would be 23 feet 10 inches.

Plans are attached as Exhibit A.

PROJECT HISTORY

The project was last reviewed by the ARB on November 13, 2008 at which time the ARB recommended revised preliminary approval and directed the architect to prepare final drawings. As part of their recommendation, the ARB made the following comments in providing direction to the architect:

- Match the windows on the existing structure to those proposed on the new addition; and
- Use a simple outlooker detail on the gable ends.

The minutes from that meeting are attached as Exhibit B.

PROJECT ANALYSIS

The architect has prepared final working drawings for the subject residence, including structural, grading, utility, landscape/hardscape and architectural plans.

The changes made in response to the ARB comments address the continuity of window styles between the existing structure and the new addition and outlookers have been added to all gable

ends. Other than these minor changes, the plans do not appear to have changed from what was previously presented to the Board.

The plans include a cut sheet for proposed exterior sconces and the location of exterior lighting is shown on the electrical plan (sheet 4.6). Colors/materials have been adjusted to earth tones from what was originally proposed as requested by the Board during a previous review of the project in September 2008. The colors/materials are noted on the plans (sheet 4.3) and a revised color/material board will be brought to the meeting for the Board's review. The landscape plan has been updated to reflect the addition of two additional trees. A copy of the updated landscape plan will be available for review at the meeting.

With respect to hardscape materials along the frontage, the proposed hardscape plan notes that a new concrete driveway and walkway would be installed but does not specify any particular finish or treatment. At the September 2008 meeting, the Board noted that the use of high quality, attractive materials would be important along the project frontage given the prominence of the driveway and garage. The Board and architect should consider the need for a stamped, stained or similarly-treated concrete driveway and walkway along the frontage.

SUMMARY OF ISSUES

- Revisions to windows & addition of outlookers in light of ARB recommendations;
- Exterior light fixtures;
- Revised colors/materials;
- Revised landscape plan; and
- Hardscape finishes along project frontage.

RECOMMENDATION

Staff recommends the Board recommend final approval to the Community Development Director with their comments attached.

ATTACHMENTS

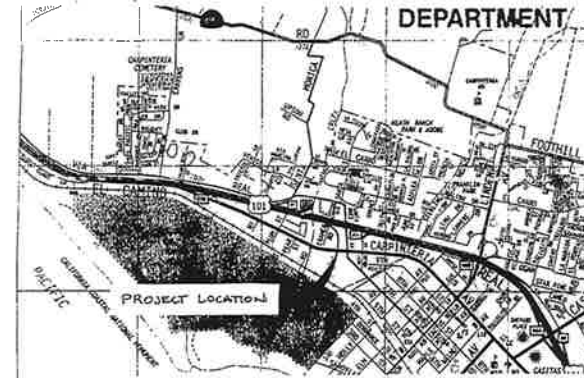
Exhibit A - Final Plans and Elevations

Exhibit B - ARB Meeting Minutes from November 13, 2008

RECEIVED

MAY 12 2009

COMMUNITY DEVELOPMENT DEPARTMENT



VICINITY MAP
NO SCALE

CONSULTANTS

GEOTECHNICAL / SOILS ENGINEER:

PACIFIC MATERIALS LABORATORY, SANTA BARBARA
35-A SOUTH LA PATERA LANE
PO BOX 96
GOLETA, CA, 93116
805-964-6901
LAB REPORT # 81692-2 FILE # 08-11636-2

LAND SURVEYOR:

JOEL F AVAKIAN LAND SURVEYOR LS 7324
208 PARK ROAD
OJAI, CA, 93023
805-646-7242

TITLE 24 ENERGY CALCULATIONS

SOLARGY INC
22928 VENTURA BLVD, SUITE 207
WOODLAND HILLS, CA, 91364
818-347-6096

PROJECT NUMBER :	04-1183-DP/CDP
JOB ADDRESS :	1097 CRAMER ROAD CITY OF CARPINTERIA
ASSESSORS PARCEL NO. :	004-036-05
ZONING :	PRD-20
BUILDING ANALYSIS	
BUILDING OCCUPANCY	R-3 / U-1
DESCRIPTION OF USE	SFD W/ATT, 2-CAR GARAGE
TYPE OF CONSTRUCTION	V - B
NUMBER OF STORIES	TWO
HEIGHT OF BUILDING	22'-0"
AREA LEDGER :	
EXISTING LIVING AREA	447.00 SQ. FT.
NEW FIRST FLOOR LIVING	959.25 SQ. FT.
NEW SECOND FLOOR LIVING	1,089.00 SQ. FT.
NEW LIVING AREA SUB TOTAL	2,048.25 SQ. FT.
NEW GARAGE AREA	504.00
NEW TOTAL BUILDING AREA	2,899.25 SQ. FT.
DEMOLISHED LIVING AREA	120.0 SQ. FT.
REMODELED LIVING AREA	136.5 SQ. FT.
NEW COVERED PORCHES	126.0 SQ. FT.

SHEET INDEX

NO.	SHEET TITLE
C	COVER SHEET
1.1	GENERAL NOTES
1.2	GENERAL NOTES
1.3	NOT USED
1.4	WINDOW, DOOR AND FINISH SCHEDULES
2.1	TITLE 24 CF-1R ENERGY FORMS
2.2	TITLE 24 MR-1R ENRGY FORMS AND NOTES
3.1	SITE PLAN
3.2	SITE DEVELOPMENT PLAN
3.3	UTILITY PLAN
3.4	HARDSCAPE PLAN
4.1	FIRST FLOOR PLAN
4.2	SECOND FLOOR PLAN
4.3	EXTERIOR ELEVATIONS
4.4	EXTERIOR ELEVATIONS
4.5	INTERIOR ELEVATIONS
4.6	PROPOSED ELECTRICAL PLANS
4.7	NOT USED
5.1	FOUNDATION PLAN
5.2	FLOOR FRAMING PLAN
5.3	ROOF FRAMING PLAN
5.4	ROOF PLAN
6.1	STRUCTURAL SECTIONS
6.2	STRUCTURAL SECTIONS
6.3	STRUCTURAL SECTIONS AND DETAILS
6.4	ARCHITECTURAL DETAILS
6.5	CONSTRUCTION DETAILS
6.6	CONSTRUCTION DETAILS

A FIRE SPRINKLER SYSTEM IS REQUIRED.
DESIGN AND LAYOUT PLAN SHALL BE SUBMITTED TO THE SANTA
BARBARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL.

REVISIONS BY

CHARLES IAN BLAUGRUND
ARCHITECT
11704 Macomber St., Monterey, CA, 93911
PH: 805-529-8379 / FX: 805-529-1563

GUTIERREZ RESIDENCE
1097 CRAMER ROAD
CITY OF CARPINTERIA

OWNER: Mr. & Mrs. Roberto Gutierrez
1097 Cramer Road
Carpinteria, CA, 94015

Date APRIL '09

Scale

Drawn

Job

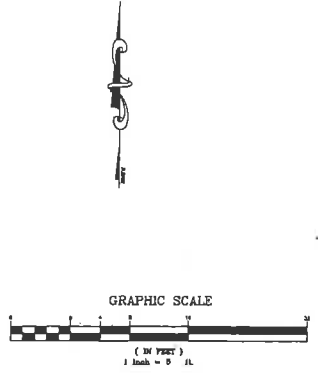
Sheet

Of Sheets

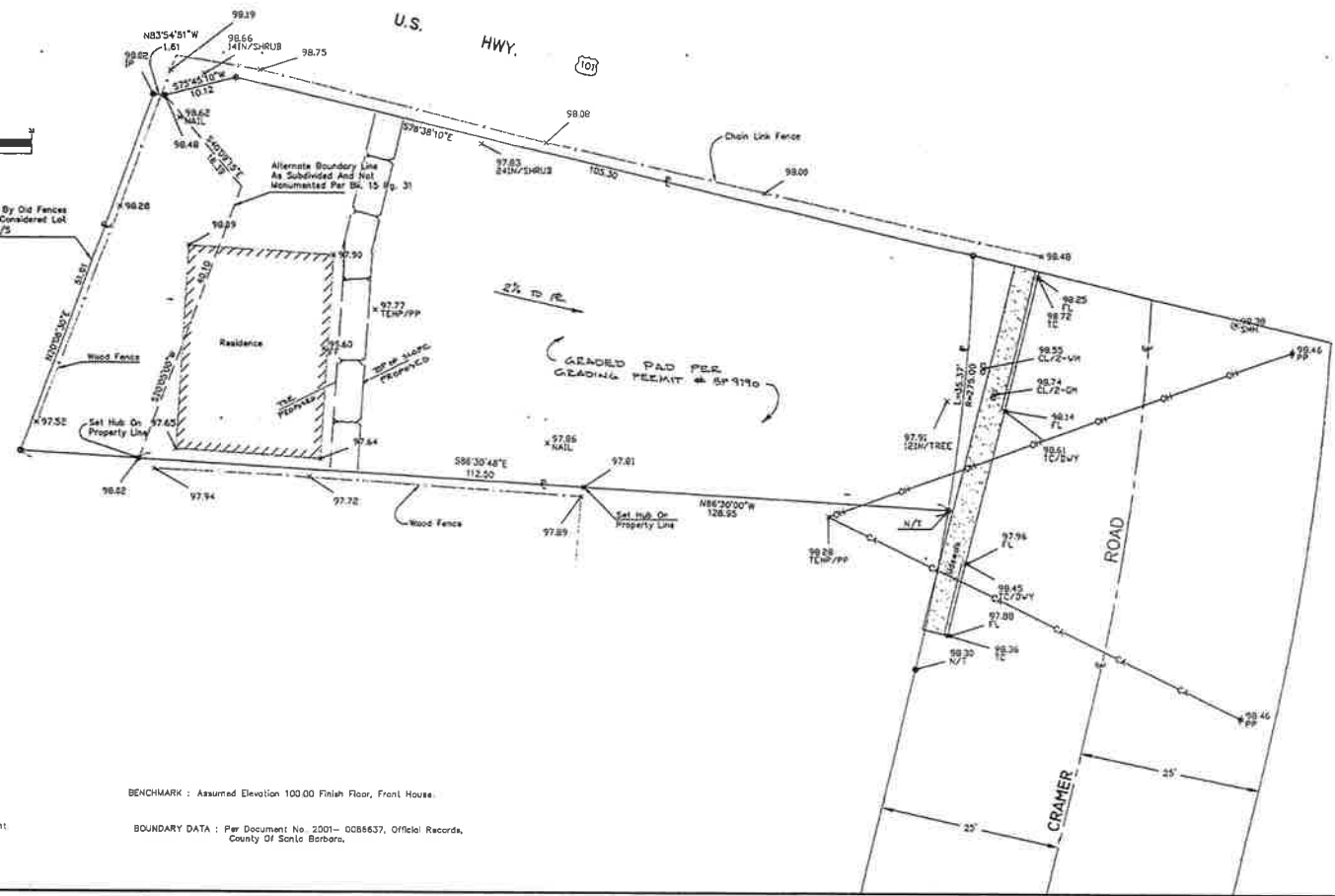


DATE	J.F.A.	DATE	03/20/06
DRAWN BY		SCALE	
REV. NO.		SHEET	1 OF 1

Revised Shows Alternate Property Line



Proprietary Boundaries Defined By Old Fences As Shown, Monumented and Considered Lot Corners Per S.B. 15 Pg. 31 R/5



- MAP LEGEND
- TC = top of curb
 - FL = flow line
 - SMH = sewer manhole
 - PP = power pole
 - Temp = temporary
 - CL = centerline
 - GM = gas meter
 - WM = water meter
 - IP = found iron pipe survey monument
 - N/I = found nail and log survey monument
 - FF = finish floor
 - IN = inches
 - P = property line
 - OH- = overhead power
 - CA- = overhead cable

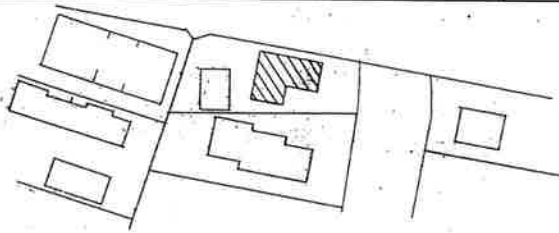
BENCHMARK : Assumed Elevation 100.00 Finish Floor, Front House.

BOUNDARY DATA : Per Document No 2301- 0088637, Official Records, County Of Santa Barbara.

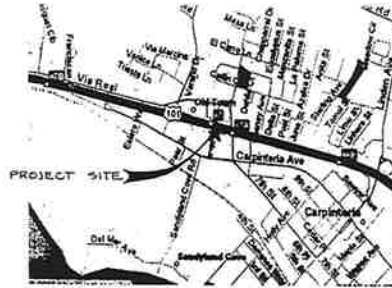


SITE PLAN 3.1

DI 1097 Cramer Road, Carpinteria, Ca.
A.P.N. 004-036-05 Date : 1/20/03
Scale : 1" = 60' Sht. 1 of 1 Sht.
Prepared By:
JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324
208 PARK ROAD, OJAI, CA. 93023
PH. (805) 646-7242



BUILDING FOOTPRINTS OF ADJACENT LOTS
SCALE 1" = 40'-0"



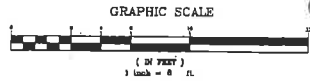
VICINITY MAP

AREA LEGEND

EXISTING LIVING AREA	570 sq. ft.
AREA REMOVED	87 sq. ft.
TOTAL REMAINING AREA	503 sq. ft.
NEW FIRST FLOOR AREA	863 sq. ft.
NEW SECOND FLOOR AREA	1,105 sq. ft.
TOTAL NEW LIVING AREA	2,058 sq. ft.
NEW GARAGE AREA	492 sq. ft.
EXISTING AREA	503 sq. ft.
PROPOSED ADDITION AREA	2,550 sq. ft.
TOTAL BUILDING AREA	3,053 sq. ft.

DATE	S.F.A.	DATE	01/20/03
PROJECT NO.		SHEET NO.	
DATE		SHEET	7 OF 7

Revision Shows Alternate Property Line

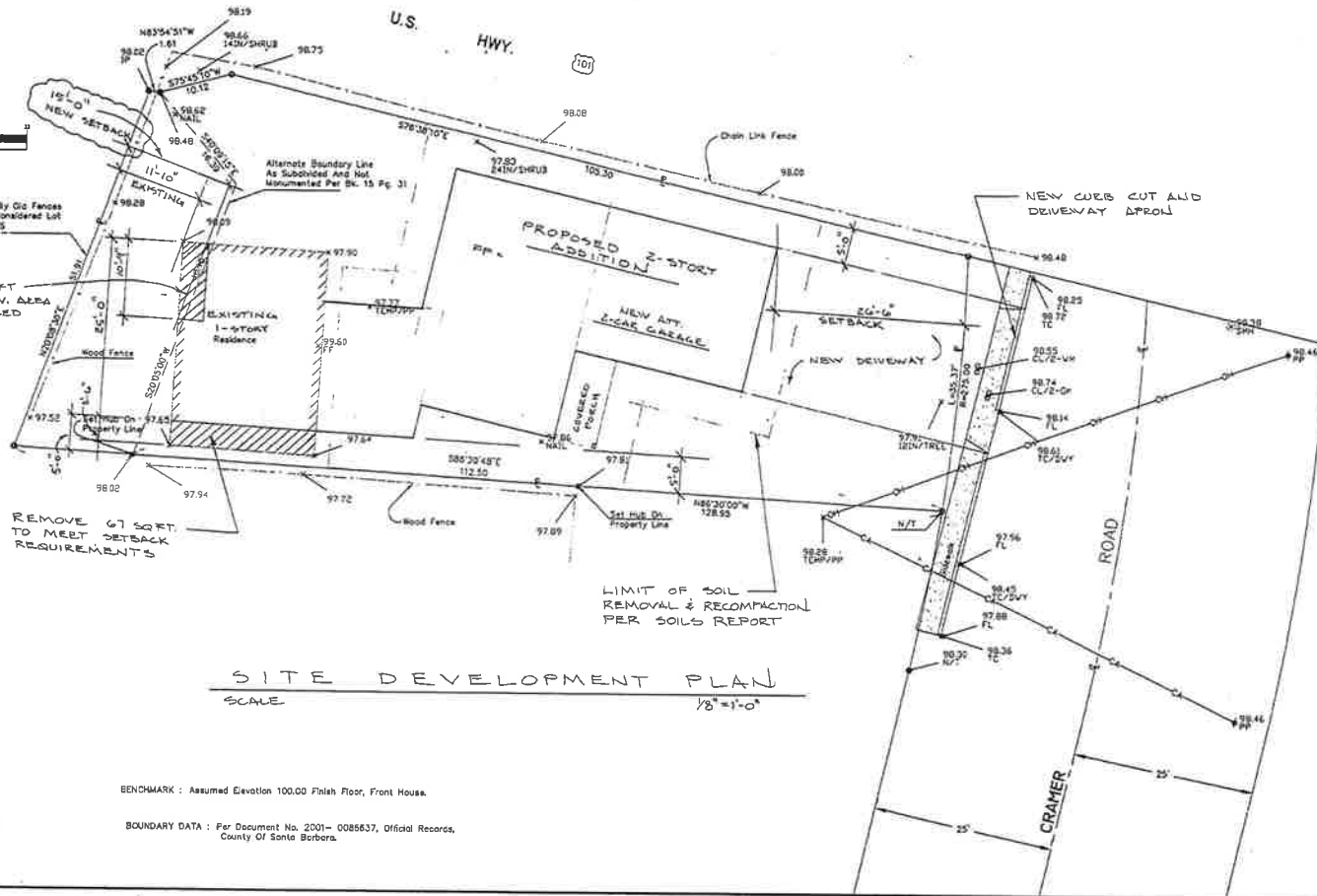


GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

Possessory Boundary Defined by Old Fences As Shown, Monumented and Considered Lot Corners Per Bl. 15 Pg. 31 & 7/5

CONVERT 33 SQ. FT. FROM INTERIOR LIV. AREA TO EXTERIOR COVERED PORCH



SITE DEVELOPMENT PLAN
SCALE 1/8" = 1'-0"

MAP LEGEND :

- TC = top of curb
- FL = 5'0" lts
- SMH = sewer manhole
- PP = power pole
- Temp = temporary
- CL = centerline
- GM = gas meter
- WM = water meter
- IP = found iron pipe survey monument
- N/T = found nail and log survey monument
- FF = finish floor
- IN = inches
- CL = property line
- CP- = overhead power
- CA- = overhead cable

BENCHMARK : Assumed Elevation 100.00 Finish Floor, Front House.

BOUNDARY DATA : Per Document No. 2001-0085637, Official Records, County Of Santa Barbara.

CHARLES IAN BLAUGRUND
ARCHITECT
1094 Mariposa St., Moorpark, Ca. 93021
Ph. 805-379-1979 / Fax 805-379-1955

SITE PLAN
SCALE 1" = 8'-0"

Mr. & Mrs. Robert Odgers
1097 Cramer Road
Carpinteria, Ca. 93003

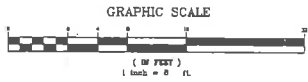


SITE PLAN 3.2

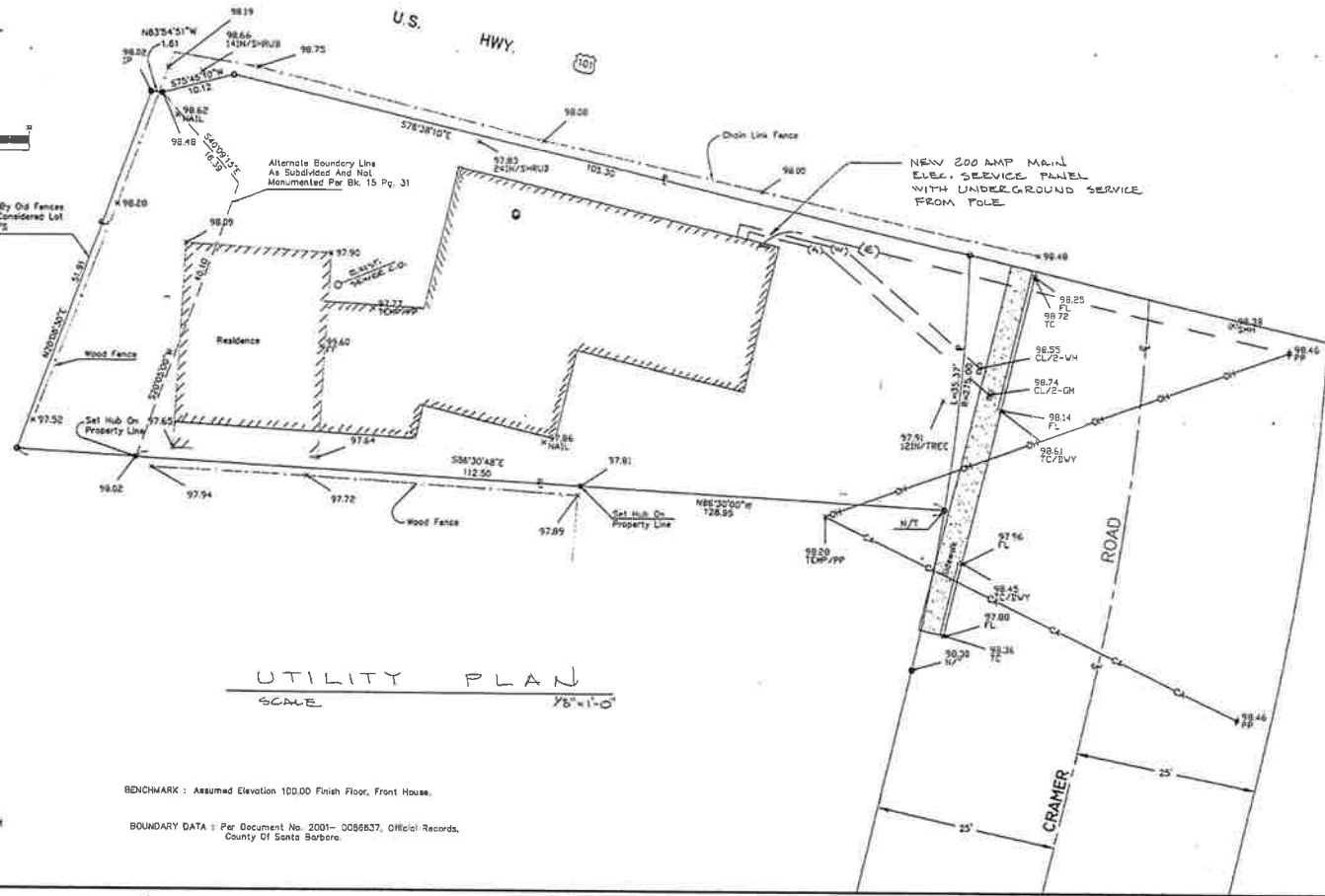
Of 1097 Cramer Road, Carpinteria, Ca.
A.P.N. 004-036-05 Date : 1/20/03
Scale : 1" = 8'0" Sht. 1 of 1 Sht.
Prepared By:
JOEL F. AVARIAN LAND SURVEYOR L.S. 7324
208 PARK ROAD, OJAI, CA. 93023
PH. (805) 664-7244

DATE	J.F.A.	DATE	03/20/06
PROJECT		PROJECT NO.	
OF SHEETS		SHEET	1 of 1

Revision Shows Alternate Property Line



Possessory Boundary Defined By Old Fences As Shown, Monumented and Considered Lot Corners Per Bk. 15 Pg. 31 R/2



UTILITY PLAN
SCALE 1/8" = 1'-0"

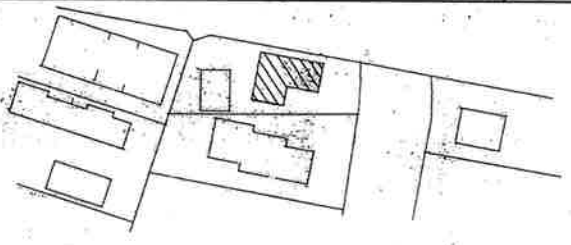
- MAP LEGEND :
- TC = top of curb
 - FL = flow line
 - SMM = sewer manhole
 - SP = power pole
 - Temp = temporary
 - CL = centerline
 - GM = gas meter
 - WM = water meter
 - SP = found iron pipe survey monument
 - N/T = found nail and log survey monument
 - FF = finish floor
 - SI = inches
 - E = property line
 - O- = overhead power
 - CA- = overhead cable

BENCHMARK : Assumed Elevation 100.00 Finish Floor, Front House.
BOUNDARY DATA : Per Document No. 2001-008637, Official Records, County Of Santa Barbara.

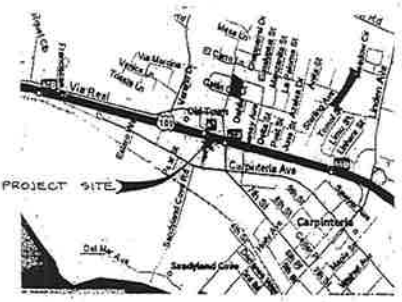


SITE PLAN 3.3

01 1097 Cramer Road, Carpinteria, Ca.
A.P.N. 004-036-05 Date : 1/20/03
Scale : 1" = 8.0' Sh. 1 of 1 Sh.
Prepared By:
JOEL F. AVARIAN LAND SURVEYOR L.S. 7326
208 PARK ROAD, OJAI, CA, 93023
PH (805) 846-7822



BUILDING FOOTPRINTS OF ADJACENT LOTS
SCALE - 1" = 40'-0"



VICINITY MAP

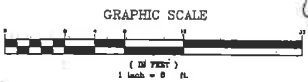
AREA LEGEND

EXISTING LIVING AREA	570 sq. ft.
AREA REMOVED	67 sq. ft.
TOTAL REMAINING AREA	503 sq. ft.
NEW FIRST FLOOR AREA	853 sq. ft.
NEW SECOND FLOOR AREA	1,105 sq. ft.
TOTAL NEW LIVING AREA	2,058 sq. ft.
NEW GARAGE AREA	492 sq. ft.
EXISTING AREA	503 sq. ft.
PROPOSED ADDITION AREA	2,550 sq. ft.
TOTAL BUILDING AREA	3,053 sq. ft.

DATE: JFA	DATE: 03/20/16
DRAWN BY:	REVISION NO.:
CHECKED BY:	SHEET 1 OF 1

Revision Shows Alternate Property Line

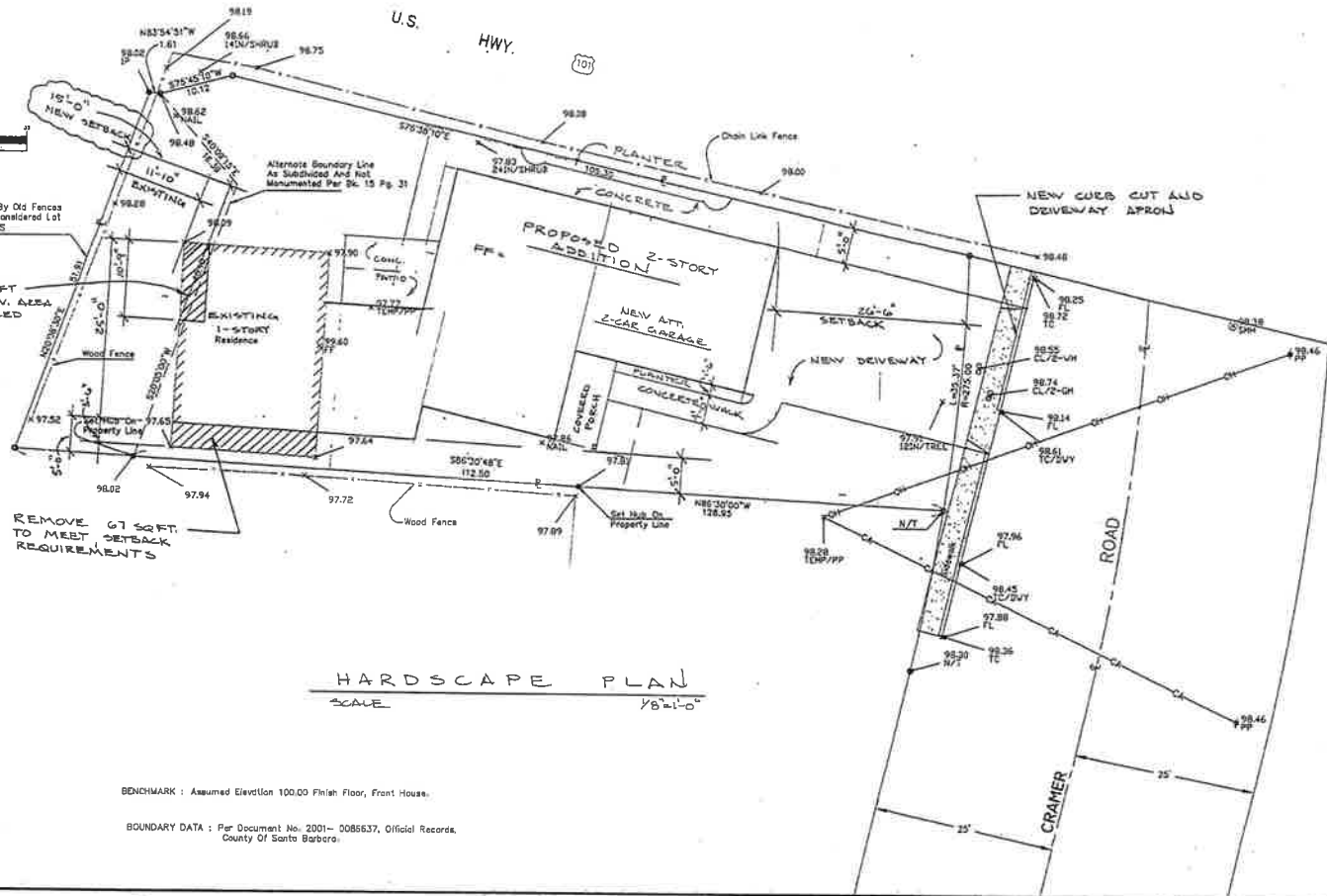
CHARLES IAN BLAUGRUND
ARCHITECT
14794 144th Street SE, Moorpark, CA 93021
PH: 805.579.1979 / FX: 805.579.1545



GRAPHIC SCALE
1" = 8' - 0"

Possessory Boundary Defined By Old Fences As Shown, Monumented and Considered Lot Corners Per Blk. 15 Pg. 31 R/S

CONVERT 33 SQ FT FROM INTERIOR LIV. AREA TO EXTERIOR COVERED PORCH



REMOVE 67 SQ FT. TO MEET SETBACK REQUIREMENTS

HARDSCAPE PLAN
SCALE 1/8" = 1'-0"

- MAP LEGEND:
- TC = top of curb
 - FL = flow line
 - SMH = sewer manhole
 - PP = power pole
 - Temp = temporary
 - CL = cast-iron
 - GM = gas meter
 - WM = water meter
 - IP = found iron pipe survey monument
 - N/T = found nail and tag survey monument
 - FF = finish floor
 - IN = inches
 - PL = property line
 - OP = overhead power
 - CA = overhead cable

BENCHMARK: Assumed Elevation 100.00 Finish Floor, Front House.

BOUNDARY DATA: Per Document No. 2001-0085637, Official Records, County Of Santa Barbara.

SITE PLAN
SCALE 1" = 8'-0"



OWNER: Mr. & Mrs. Roberto Oudizco
1097 Cramer Road
Carpinteria, CA 93013

SITE PLAN 3.4

Of 1097 Cramer Road, Carpinteria, Ca
A.P.N. 004-036-05 Date: 1/20/03
Scale: 1" = 8'0" Sh. 1 of 1 Sh.
Prepared By: JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324
208 PARK ROAD, OJAI, CA 93023
PH. (805) 544-7222