

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of July 29, 2010**

Agenda Item # 2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 10-1557-ARB
Address: 1290Vallecito Road
APN: 003-171-020
Zoning: Single Family Residential (7-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 installation of a new second floor balcony, replaced windows, new shutters, new paint, new front yard fence, new garage door, and garage trim details. The colors and materials would remain similar to those already existing, which include siding, brick and stucco. 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 1290 Vallecito Road. The lot size is approximately 5,664 square feet. The existing home is approximately 2,558 square feet. The first floor has an area of 1,718 and the second floor has an area of 840 square feet with lot coverage of 31%. The property has been used as a single family residence since its construction in the late 1950's.

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

The site is zoned Single Family Residential (7-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	>48 feet from centerline 21 feet from property line (existing)
Side (South)	5 feet 6 inches	5 feet (existing)
Street Side (North)	14 feet	10 feet (existing)
Rear	15 feet	3 feet (existing)
Height	30 feet	23 feet 6 inches (existing)
Building Coverage	35% (2,837 square feet)	31% (existing 1,718 square feet)
Floor Area Ratio	40% (3,242 square feet)	46% (existing 2,558 square feet)
Parking	2 Garage Parking Spaces	2 Garage Parking Spaces (existing)

The site is non-conforming as to setbacks and floor area ratio. The location and square footage were permitted with prior approvals. This project does not include any additions or expansion to the square footage or location of the primary structure. Municipal Code §14.82 requires a Conditional Use Permit for structural changes or expansions to a structure which is non-conforming. This project does not require a Conditional Use Permit to allow the improvements within the setbacks since the primary structure is not be structurally improved and the square footage of the home is not expanding.

Design Review

The project proposes to modify the existing frontage elevations of an existing single family residence. The proposal would primarily include the installation of a new second floor balcony facing Vallecito Road. The new balcony would tie onto the existing columns and covered porch which already exists. The project would also include replacement of existing windows and new shutters. Along the North elevation, the project would include a new garage door and garage trim details. The proposal also includes a three foot high picket fence along the street side and front yard. The existing home would be repaired and painted as needed. The existing stucco, brick,

roofing and siding materials will be maintained like existing. The colors will be presented at the meeting. **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 frontage and bring the home more into scale with other homes in the vicinity. The proposed second floor balcony would help break up the scale of the home and create definition between the first and second floor. The balcony is also in keeping with the Monterey style of the home and roof structures. The new balcony would lend a more balanced element to the column and roof overhang which currently exist.

The project also includes a low picket fence bounding the front yard area. The fence would be set back from the corner of the lot to provide safe visibility to passing vehicles. The fence would be open and allow visibility of the frontage of the home. **Staff requests that the Board consider the proposed changes 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 Monterey 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. **Staff requests that the Board consider the proposed modifications to the home taking onto consideration the eclectic mix of architectural styles in the neighborhood.**

ADDITIONAL DESIGN GUIDELINES

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

The proposed architectural improvements consist of the installation of a second floor balcony which is limited to the front elevation of the home. The improvements to the balcony seem appropriate to the style of architecture and would be awkward if wrapped further around the home. The existing materials and exterior treatments will remain as existing and would not be altered with this proposal. Staff requests that the Board consider the use of materials on all 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

balcony and trim details elements will harmonize with the linear elements of the roof and existing window layout. The proposed balcony is also in keeping with the home's Monterey style of architecture. The proposed fencing and landscaping would be situated along the side and front yards to create a separation of properties while allowing visibility of the front of the home. 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; and
- Architectural treatment of the 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 A

Site Plan and Elevations

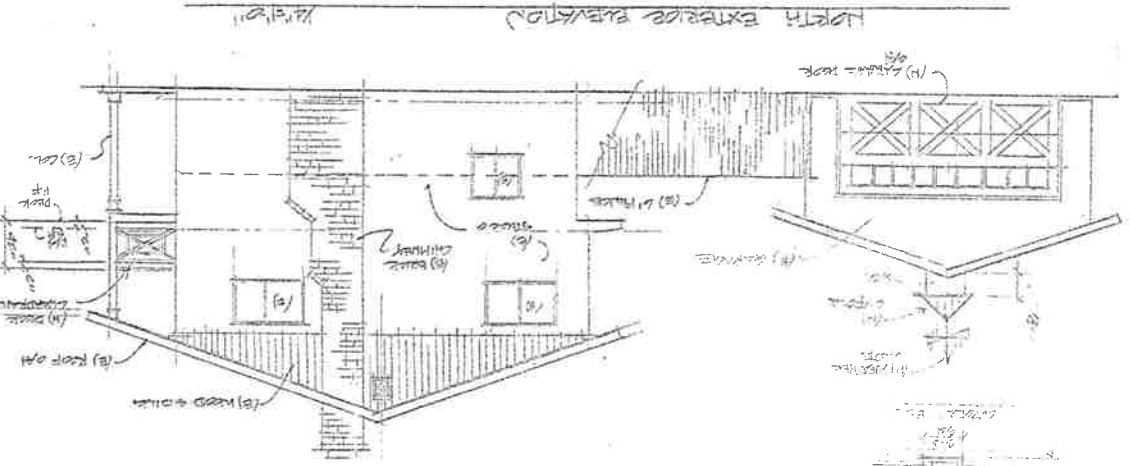
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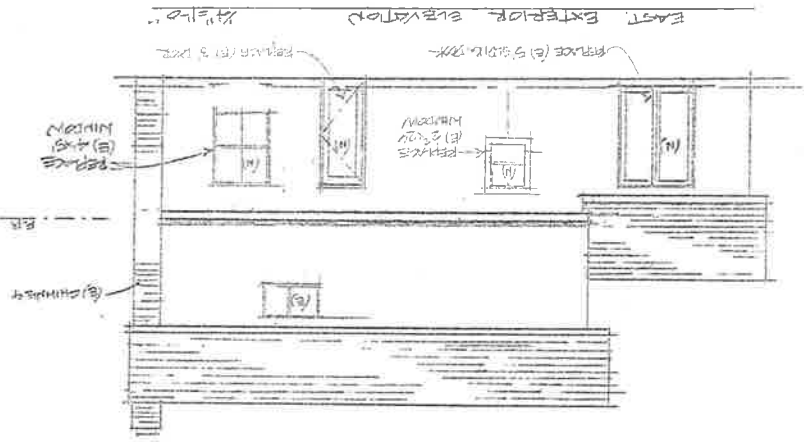
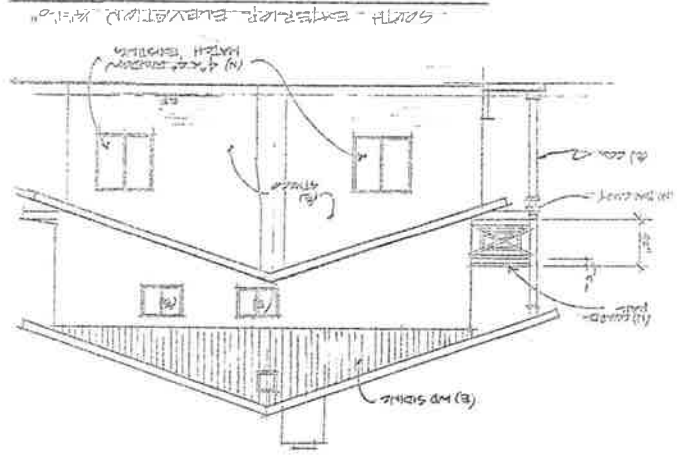
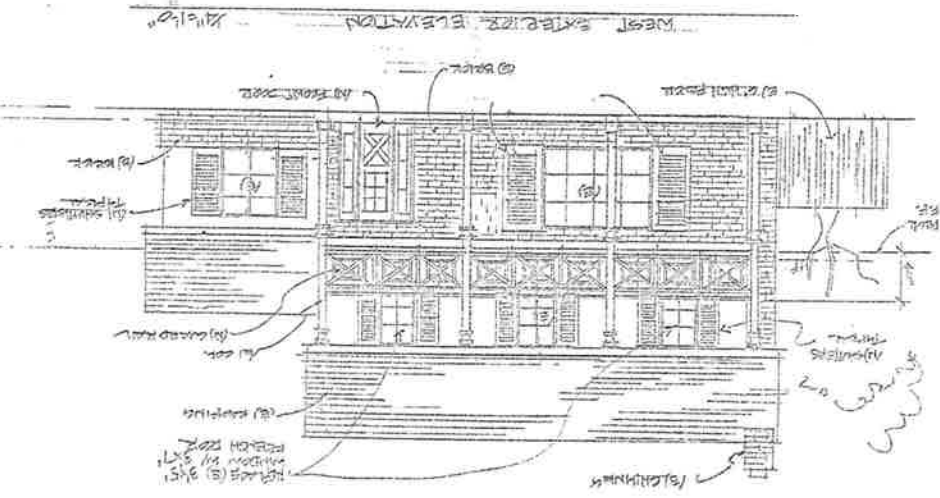


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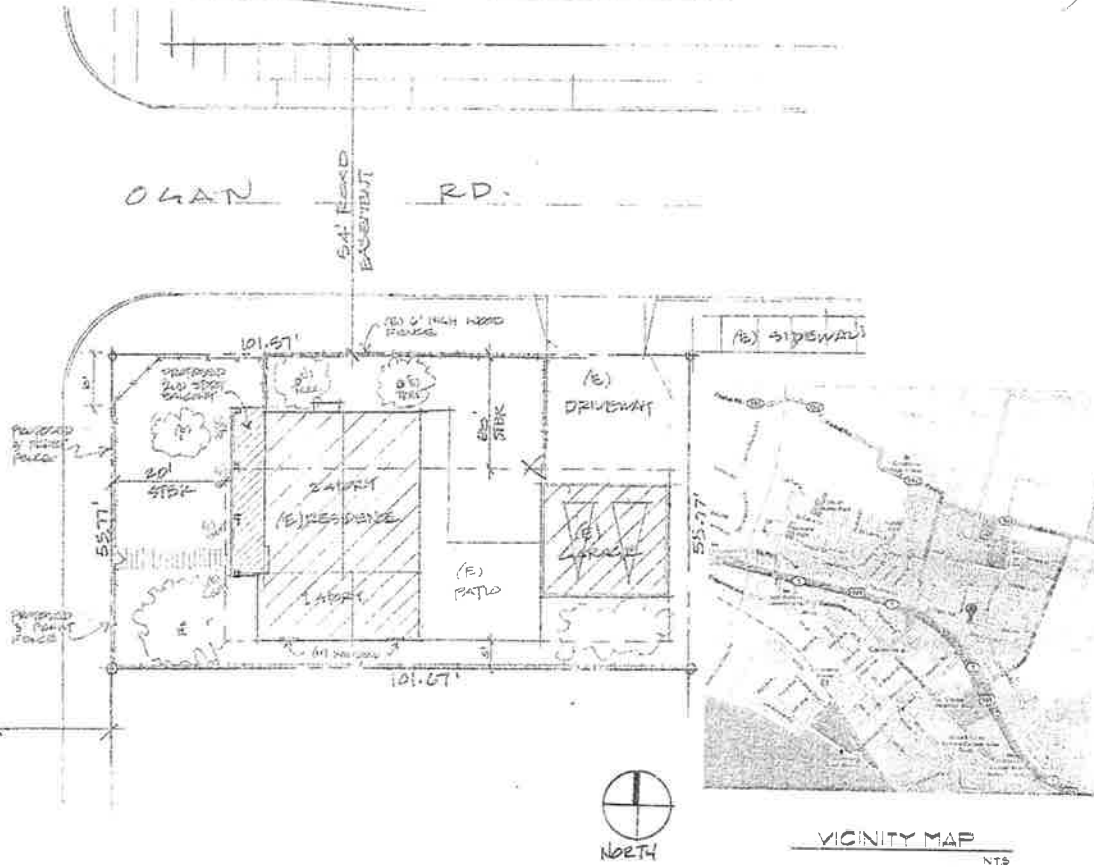


Colors:
 Sillings: 100% in
 Windows: 70% in
 Shutters: 70% in
 Trim: White





SKETCH & FRONT



SITE PLAN



VICINITY MAP

SHEET INDEX

- A-10 TITLE SHEET & SITE PLANS
- A-22 EXISTING EXTERIOR ELEVATIONS

PROJECT DESCRIPTION

EXTERIOR REMODEL TO INCLUDE REPLACING 3 EXISTING WINDOWS, 2 NEW WINDOWS, NEW ENTRY DOOR, NEW GARAGE DOOR, NEW FRONT BALCONY, NEW PICKET FENCE, AND NEW PAINT.

BUILDING JUSTIFICATION

PROPERTY OWNER: DAVID THOMAS
4310 VIA ESPERANZA
SANTA BARBARA, CA

PROJECT ADDRESS: 1250 VALLECITO RD.
CARPINTERIA CA 93013

LAND-USE ZONE: BR-1
GROSS LOT SIZE: 13 ACRES
APN: 003-171-010

(E) RESIDENCE: 1ST FLR 1218 SF
2ND FLR 840 SF
TOTAL: 2058 SF GROSS

(E) DETACHED GARAGE: 500 SF

NUMBER OF STORIES: 2
BUILDING HEIGHT: EXISTING TO REMAIN

PROJECT INFORMATION

ARCHITECT: TOM OCHSNER AIA
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FITZ PERKINS
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CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CITY OF CARPINTERIA ORDINANCES
2. COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.
3. 2001 CALIFORNIA BUILDING ADMINISTRATIVE CODE
4. 2001 CALIFORNIA BUILDING CODE
5. 2001 CALIFORNIA PLUMBING CODE
6. 2001 CALIFORNIA MECHANICAL CODE
7. 2001 CALIFORNIA ELECTRICAL CODE
8. 2001 CALIFORNIA HISTORICAL BUILDING CODE
9. 2001 CALIFORNIA EXISTING BUILDING CODE
10. 2001 CALIFORNIA ENERGY CODE
11. 1991 UNIFORM HOUSING CODE
12. 1991 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
13. NATIONAL ELECTRIC CODE
14. FEDERAL - OSHA

SPECIAL INSPECTIONS

1. SEE STRUCTURAL PLANS FOR SHEARWALL SPECIAL INSPECTIONS
ALL RETROFIT WORK SHALL BE INSTALLED UNDER SPECIAL INSPECTION

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Exhibit B

Photo of Existing Home

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