

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of January 15, 2015**

Agenda Item #D-3

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 14-1746-ARB
Address: 1151 Church Lane
APN: 004-041-032
Zoning: Single Family Residential (6-R-1)
Applicant: Brian Zant for Alan and Carol Koch

Planner: Nick Bobroff

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is the preliminary review of a request to remodel an existing 1,743 square foot single family residence and construct additions to the residence totaling 650 square feet. The new resultant square footage of the residence and its attached two-car garage would increase from 2,443 square feet to 3,093 square feet. The maximum height of the residence would remain at 13 feet nine inches. As part of the project, a new entry courtyard enclosed by a four-foot high masonry wall and wrought iron entry gate is proposed for the residence's frontage.

Plans are attached as Exhibit A.

PROJECT SETTING

The 12,632 square foot lot is presently improved with a single story 2,443 square foot single family residence and attached garage. A swimming pool is located in the rear yard. A private driveway easement runs along the north (side) property line and serves the properties located behind the subject parcel. A five-foot wide gas and water line easement runs along the south (side) property line.

The project site is located in the Downtown/Old Town District (Subarea 2). The immediate neighborhood (Church Lane/Vallecito Road) is comprised of mostly single family homes. The streets are relatively narrow in width and feature unfinished shoulders (i.e., no curbs, gutters or sidewalks). The property is surrounded by single family residences on all sides; although a two story commercial office complex abuts a portion of the subject property's rear yard.

The site is zoned Single Family Residential (6-R-1) and has a Medium Density Residential (MDR) land use designation.

front elevation would utilize a hardie board and batten siding; side and rear elevations would be plaster. Decorative outlookers would be added to the gable ends on the front and rear elevations. Hardie trim would be used for all windows/doors throughout. Decorative wood garage and front entry doors are also proposed. The new entry courtyard wall enclosure would be finished in a plaster exterior to match the siding and would feature a sandstone cap with a wrought iron gate. A landscape plan for the front yard and entry courtyard will be provided at the meeting for the Board's review. **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 Medium Density Residential (MDR), and is zoned Single Family Residential (6-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 2 (Downtown/Old Town District).

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.*

The proposed remodel/addition would add approximately 650 square feet of additional living areas to the existing 2,443 square foot residence. Most of this additional square footage would be added to the front of the home, thereby transforming the existing L-shaped floor plan into a U-shaped plan. The new addition would align with the residence's existing setbacks (30 feet from the front property line; approximately 10 feet from the side property line). The maximum height of the residence would remain at 13 feet nine inches. While the resultant 3,093 square foot residence would be among the larger homes in the immediate area, the overall mass and scale of the home as viewed from the street would be compatible with the surrounding development pattern.

Objective CD-5: *The streets of neighborhood interiors should be designed to the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy 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.*

Policy 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.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should be avoided.*

the residence as viewed from the street would remain consistent with the City's "small beach town" image.

Implementation Policy 18: *Hedges, walls and picket fences between 30 inches and 42 inches in height are encouraged on the frontage line. Sideyard walls should step down to no more than 42 inches in height within the front yard setback area.*

As part of the project a four-foot high plaster wall would enclose a new entry courtyard at the front of the residence. A decorative wrought iron gate would provide access to the courtyard. The wall is set back 30 feet from the property line and is thus outside of the required building setback. No additional walls or fences are proposed as part of the project.

Implementation Policy 20: *Driveways should be as narrow as practical to make pedestrian uses of the sidewalks safer and more pleasant. Parking of vehicles across the sidewalk should be prohibited and enforced.*

The existing driveway is 20 feet wide; no changes are proposed to the existing driveway at this time. Church Lane has unfinished shoulders and no curbs or sidewalks. Pedestrians must walk the road shoulder or edge of paving. It is not anticipated that the proposed project would change this scenario, although Public Works may require the installation of a rolled curb along the frontage line to help direct runoff.

SUMMARY OF ISSUES

- Architectural style and detailing;
- Proposed colors and materials;
- Entry courtyard enclosure wall;
- Exterior lighting; and
- Landscaping.

RECOMMENDATION

The Board should provide comments on the issues raised. If the Board finds the project consistent with the applicable Community Design Element policies, the Board should recommend preliminary approval to the Community Development Director with their comments attached.

ATTACHMENTS

Exhibit A- Site Plan, Elevations, Floor Plans, & Sections



PROJECT DATA

Project Address: 1151 CHURCH LANE, CARPENTERSVILLE, CA 95014
 APN: 003-162-010
 Zoning District: RM-10 (RESIDENTIAL MEDIUM DENSITY)
 Property Owners: ALAN & LUCILLE KOCH (OAKLAND, CA 94612) (949-438-0227)
 Designer: BRIAN A. ZANT (CARPENTERSVILLE, CA 95014) (805) 451-1100
 Surveyor: CHRIS OLSEN (GILBERT LAND SURVEYING, INC. (GILBERT, CA 95020)) (916) 955-5400
 Lot Size: 12,427 SQ. FT. (0.29 ACRES)
 Construction Type: SFD
 Construction Group: SFD
 Roof Pitch: N/A
 Foundation: N/A
 Parking: 10 2-CAR GARAGE

Notes: The proposed project includes the removal of approximately 1,243 SF of an addition at approximately 640 SF to a existing single-family residence of 4,510 SF with a 200 SF garage.

Aspects Addressed: 1.01 SITE PLAN
 1.02 EXISTING FLOOR PLAN
 1.03 EXISTING ELEVATIONS
 1.04 EXISTING SECTIONS

DATE: 08/22/24
 DRAWN BY: BZ
 CHECKED BY: BZ

PROJECT NO: 24-001
 SHEET NO: 01

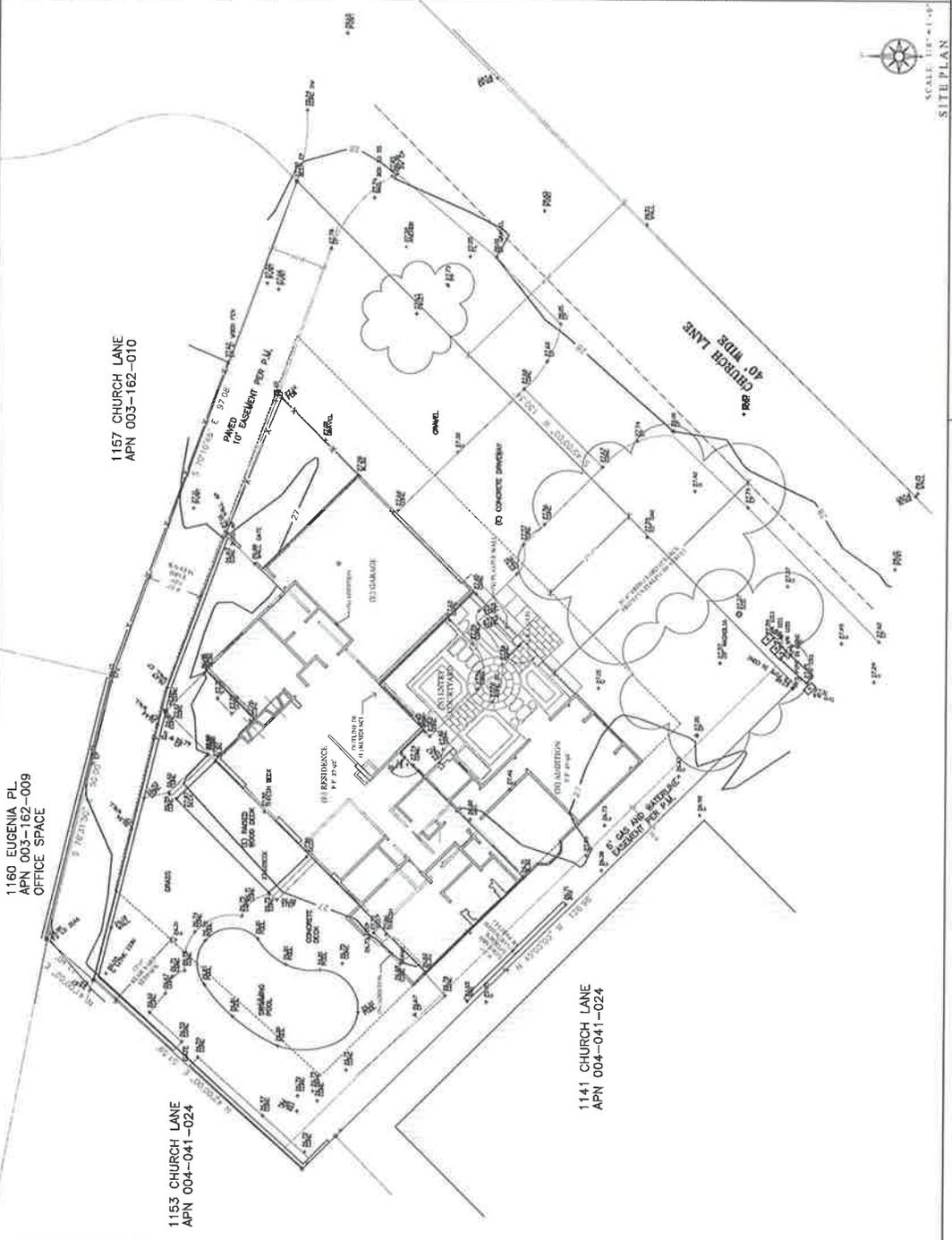
PROJECT LOCATION: 1151 CHURCH LANE, CARPENTERSVILLE, CA 95014

SHEET INDEX

A-01 COVER SHEET, PROJECT DATA & SITE PLAN
 A-02 TOPOGRAPHICAL SURVEY
 A-03 EXISTING FLOOR PLAN & DEMOLITION PLAN
 A-04 EXISTING ELEVATIONS & ARCHITECTURAL DETAILS
 A-05 EXISTING SECTIONS

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND RECORD THEM AS SHOWN ON THE SURVEY AND EXISTING FLOOR PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION. ANY UNEXPECTED UTILITIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- EXISTING CONCRETE FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER. ALL NEW CONCRETE SHALL BE 3,000 PSI WITH 4% STEEL FIBERS. ALL NEW CONCRETE SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING ROOF SHALL BE DEMOLISHED AND REPLACED WITH A NEW ROOF SYSTEM AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW ROOFING SHALL BE 1/2" CDX PLYWOOD OVER 1/2" OSB SHEATHING OVER 2x6 RAFTERS AT 16" ON CENTER. ALL NEW ROOFING SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING EXTERIOR WALLS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER. ALL NEW EXTERIOR WALLS SHALL BE 8" CMU WITH 1/2" GYPSUM BOARD ON THE INTERIOR AND 1/2" GYPSUM BOARD ON THE EXTERIOR. ALL NEW EXTERIOR WALLS SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING INTERIOR WALLS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER. ALL NEW INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING FLOOR SHALL BE DEMOLISHED AND REPLACED WITH A NEW FLOOR SYSTEM AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW FLOORING SHALL BE 3/4" T&G HARDWOOD ON 1" GYPSUM BOARD ON 2x4 JOISTS AT 16" ON CENTER. ALL NEW FLOORING SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING CEILING SHALL BE DEMOLISHED AND REPLACED WITH A NEW CEILING SYSTEM AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW CEILING SHALL BE 5/8" GYPSUM BOARD ON 2x4 JOISTS AT 16" ON CENTER. ALL NEW CEILING SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING LIGHT FIXTURES SHALL BE DEMOLISHED AND REPLACED WITH NEW LIGHT FIXTURES AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW LIGHT FIXTURES SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING ELECTRICAL SHALL BE DEMOLISHED AND REPLACED WITH NEW ELECTRICAL AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW ELECTRICAL SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING MECHANICAL SHALL BE DEMOLISHED AND REPLACED WITH NEW MECHANICAL AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW MECHANICAL SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING PLUMBING SHALL BE DEMOLISHED AND REPLACED WITH NEW PLUMBING AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW PLUMBING SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING PAINT SHALL BE DEMOLISHED AND REPLACED WITH NEW PAINT AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW PAINT SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.
- EXISTING LANDSCAPE SHALL BE DEMOLISHED AND REPLACED WITH NEW LANDSCAPE AS SHOWN ON THE EXISTING FLOOR PLAN. ALL NEW LANDSCAPE SHALL BE FINISHED WITH A BRUSHED OR BROOM FINISH.





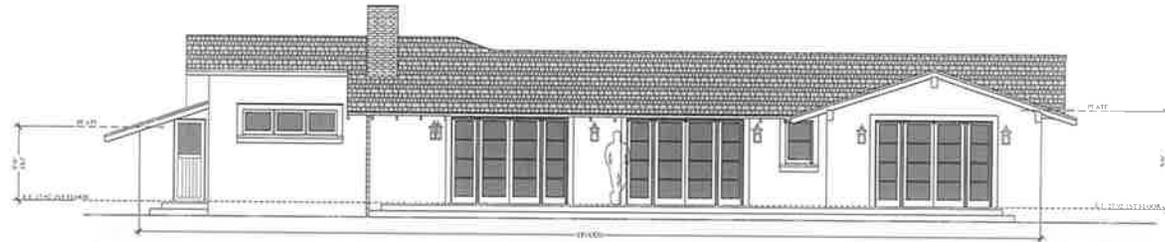
EAST ELEVATION
SCALE: 1/8" = 1'-0"



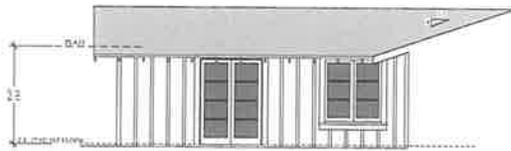
EAST ELEVATION (COLOR PALETTE)
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



ENTRY COURTYARD SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	07/20/2016	ISSUE FOR PERMIT
2	07/20/2016	ISSUE FOR CONSTRUCTION
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**KOCH
RESIDENCE**
100-0 CRAMER RD
CARPINTERIA, CA 93013

ELEVATIONS

