

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

*Agenda Item #D-2*

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**COMMUNITY DEVELOPMENT DEPARTMENT  
PROJECT REVIEW**

**Project:** 14-1738-ARB **Planner:** Nick Bobroff  
**Address:** 5566 Retorno Drive  
**APN:** 003-340-015  
**Zoning:** Single Family Residential (6-R-1)  
**Applicant:** Dylan Chappell Architects for Susan and Bruce Bornhurst

**Project Review:**  Conceptual  
 Preliminary (Continued)  
 Final

**PROJECT DESCRIPTION**

This is the continued preliminary review of a request to construct a new 725 square foot second floor addition to an existing one story 1,904 square foot single family residence. A 445 square foot portion of the existing residence would be remodeled and a 54 square foot addition added to the ground floor. A new 91 square foot second story deck is included in the proposal.

Total square footage for the residence would increase from 1,904 square feet to 2,683 square feet. The residence's maximum height would increase from 12 feet eight inches to an averaged maximum height of 22 feet four inches. As measured from the home's street front elevation, the new maximum height would measure 21 feet three inches.

Plans are attached as Exhibit A.

**PROJECT HISTORY**

The project was preliminarily reviewed by the Architectural Review Board at their December 11, 2014 meeting. Several neighbors provided comments to the Board regarding the proposed addition. Primarily, the neighbors were concerned with possible privacy impacts to their respective properties from the second floor windows and deck. Other concerns raised by neighbors included shading impacts to immediately adjacent properties and the potential for the project to set a precedent for future two-story construction on the high point of the Concha Loma neighborhood.

The Board was generally in favor of the project as submitted. They did however feel that the neighbors' privacy concerns could be somewhat mitigated by simple revisions to the project such as raising window sill heights on the second story, and/or replacing the open deck railing with an opaque or solid material. Several of the Boardmembers also felt that the contrasting entry

element needed to be restudied to better integrate with the rest of the structure; it was suggested that the applicants consider different colors or materials for the element(s) as well as looking into alternate roof forms for this feature.

Ultimately the Board continued the project to the January 15, 2015 meeting with the following directives:

- Restudy the proposed color/materials/form of the contrasting entry element and matching rear elevation pop-out; and
- Address the privacy impacts raised by neighbors through adjustments to window sizes/locations, sill heights, deck railing materials/design, etc.

A more detailed accounting of the public comments received at the meeting and the Board's review of the project is included with this report as Exhibit B.

## **PROJECT ANALYSIS**

In response to the comments received at the December 11<sup>th</sup> meeting, the applicants have revised the plans as follows:

- Where feasible, window sill heights have been raised an additional six inches. Sill heights would now be four feet six inches above the second story finished floor. In order to still retain the same size windows for light/ventilation purposes, the window head heights of these same windows were also raised six inches. Some of the second floor windows (i.e., the main office and bedroom) were not adjusted, as these windows must meet code requirements for emergency egress.
- The second floor deck railing has been revised from the previously shown cable railing to a solid opaque glass rail of the same height.
- The contrasting entry element and matching rear elevation pop-out have been revised to be clad in a fiber cement board siding in a light gray shade. The flat roof over the entry element has been replaced with a gable roof finished to match the rest of the residence. A sample of the new selected color for the siding will be available at the meeting for the Board's review.

In addition to the changes requested by the Board, the applicant has also added a notation to the plans indicating that the existing unpermitted trellis located partially within the required front and side setback will be removed as part of the project.

The applicants intend to present additional architectural details, a color and material board and specifications/exhibits for additional exterior treatments/ features (like exterior lighting) at the ARB meeting for the Board's consideration.

Staff believes the changes made to the project largely address the Board's previous comments and can be found consistent with the applicable Community Design Element policies and Concha Loma Neighborhood design guidelines. The Board's comments on the proposed revisions would be appropriate.

### **SUMMARY OF ISSUES**

- Revisions to the project in light of the Board's previous comments;
- Exterior lighting; and
- Colors and materials.

### **RECOMMENDATION**

The Board should provide input on the proposal and if they feel the project meets acceptable design criteria, and then recommend preliminary approval to the Community Development Director with their comments attached.

### **ATTACHMENTS**

- Exhibit A- Revised preliminary architectural plans
- Exhibit B- Draft December 11, 2014 ARB Minutes

## PROJECT STATISTICS

<b>PROJECT ADDRESS</b>	5566 Retorno Street Carpenteria, CA 93013	
<b>OWNER</b>	Susan and Bruce Bornhurst 5566 Retorno Street Carpenteria CA, 93013	
<b>ARCHITECT</b>	Dylan Chappell Architects 350 Maple Street, Suite A Carpenteria CA, 93013 805.205.4760	
<b>ASSESSOR'S PARCEL NUMBER</b>	003-340-018	
<b>GROSS LOT AREA</b>	0.24 Acres	
<b>ZONING</b>	S-R-1	
<b>OCCUPANCY</b>	R-3	
<b>CONSTRUCTION TYPE</b>	V	
<b>SETBACKS</b>	Front: 20' Side: 10% avg width (1-10) Rear: 15'	
<b>MAX SLOPE OF PROPERTY</b>	3%	
<b>SPRINKLES</b>	No	
<b># OF STORIES</b>	2	
<b>CUT AND FILL</b>	0	
<b>SQUARE FOOTAGE</b>	<b>GROSS</b>	<b>NET</b>
<b>(E) RESIDENCE 1:</b>		
GARAGE	445 sq. ft.	424 sq. ft.
LEVEL 1	1,461 sq. ft.	1,398 sq. ft.
DECK/TAIR - LEVEL 1		1,247 sq. ft.
<b>(E) BLDG FOOTPRINT</b>	<b>1,904 sq. ft.</b>	
<b>(P) RESIDENCE 1:</b>		
GARAGE	443 sq. ft.	424 sq. ft.
LEVEL 1	1,515 sq. ft.	1,454 sq. ft.
LEVEL 2	725 sq. ft.	690 sq. ft.
DECK - LEVEL 1		1,304 sq. ft.
DECK - LEVEL 2		91 sq. ft.
<b>(P) BLDG FOOTPRINT</b>	<b>1,958 sq. ft.</b>	
<b>LEVEL 1 ADDITION</b>	<b>54 sq. ft.</b>	<b>58 sq. ft.</b>
<b>LEVEL 2 ADDITION</b>	<b>725 sq. ft.</b>	<b>690 sq. ft.</b>
<b>TOTAL ADDITION:</b>	<b>779 sq. ft.</b>	<b>748 sq. ft.</b>
<b>TOTAL REMODEL:</b>	<b>445 sq. ft.</b>	<b>436 sq. ft.</b>

## SCOPE OF WORK

This project proposes to construct a second story addition of 690 sq. ft. (net) to an existing 1,958 sq. ft. (gross) residence. 436 sq. ft. of the existing first floor will be remodel and 54 sq. ft. will be added bringing the total square footage of the residence to 2,144 sq. ft. (net). A new 2nd story deck of 91 sq. ft. (net) is to be constructed.

There will not be grading, site, landscape work.  
There will be mechanical and electrical work.

## SHEET INDEX

G1.0	TITLE SHEET
G6.0	SITE PHOTOS
A1.0	(P) SITE PLAN
A2.0	(E) FLOOR PLAN LEVEL 1
A2.1	(P) FLOOR PLAN LEVEL 1
A2.2	(P) FLOOR PLAN LEVEL 2
A2.5	ROOF PLAN
A3.1	ELEVATIONS S-E
A3.2	ELEVATIONS S-W
A4.0	SECTIONS
A6.0	DETAILS
A8.1	RENDERINGS
A8.2	RENDERINGS

## VICINITY MAP



## 5566 RETORNO STREET BORNHURST RESIDENCE

dylan@chappell.com

ARB 1-15-2015





16. PARTIAL EAST ELEVATION



15. PARTIAL NORTH ELEVATION



14. DECK VIEW EAST



13. DECK VIEW SOUTH



12. WEST ELEVATION



11. NEIGHBORING PROPERTY (SOUTH)



10. NORTHEAST CORNER OF PROPERTY



9. PARTIAL EAST ELEVATION



8. DECK VIEW NORTH



7. DRIVEWAY



6. PARTIAL NORTH ELEVATION



5. PARTIAL SOUTH ELEVATION



4. PARTIAL WEST ELEVATION



3. NEIGHBORING PROPERTY (WEST)



2. NEIGHBORING PROPERTY (SOUTHWEST)



1. NEIGHBORING PROPERTY (SOUTH)



DYLAN CHAPPELL ARCHITECTS

5566 RETORNO STREET  
BORNHURST RESIDENCE

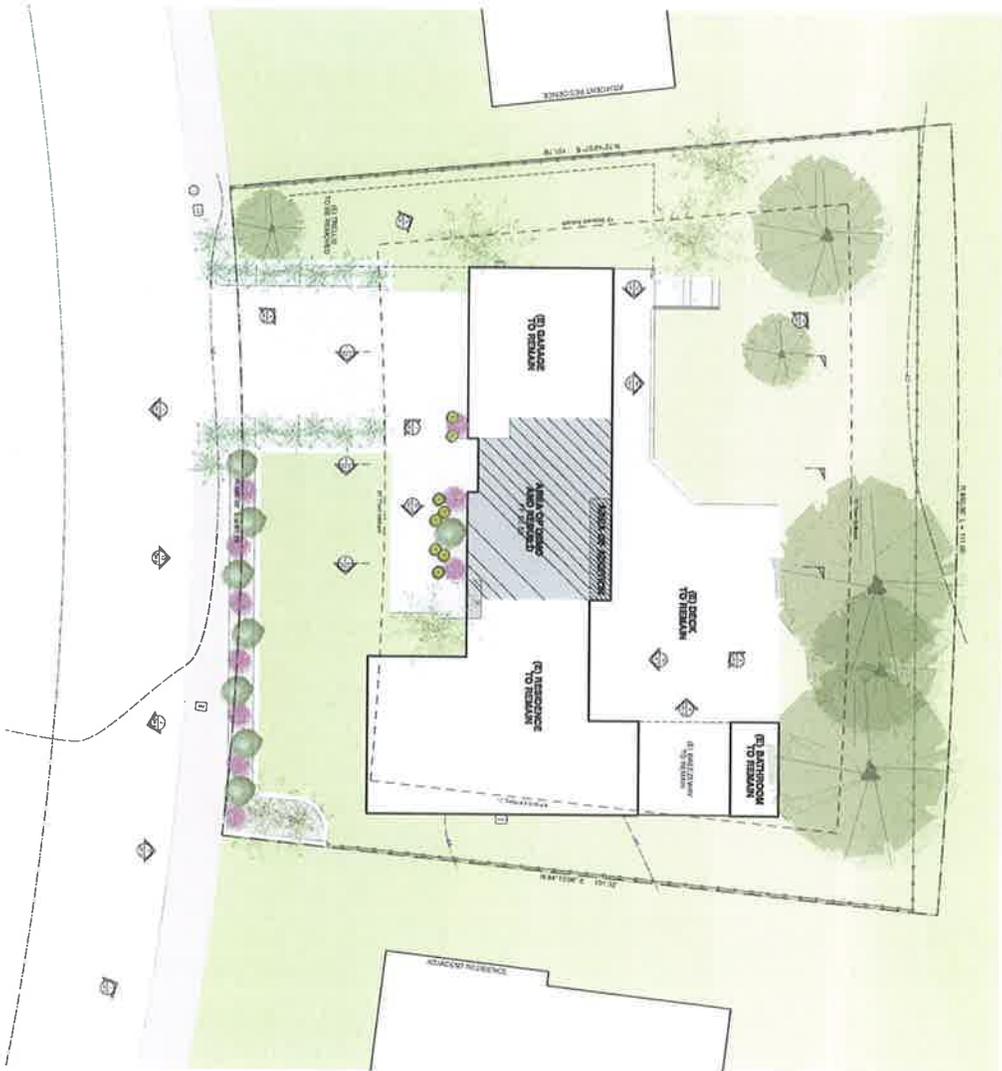
ARB 1-15-2015

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SITE PHOTOS  
G6.0

	30 FT.	% OF SITE
B BUILDING FOOTPRINT	1,094 SQ. FT.	19%
BI LANDSCAPE AREA	110 SQ. FT.	8%
LI LANDSCAPE AREA	7,584 SQ. FT.	73%
P BUILDING FOOTPRINT	1,588 SQ. FT.	19%
PL LANDSCAPE AREA	7,522 SQ. FT.	73%



1" = 30 FT.

SITE PLAN 1

A1.0

SITE PLAN



## 5566 RETORNO STREET BORNHURST RESIDENCE

www.dca.com

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dca  
DESIGN CONSULTANTS ASSOCIATES



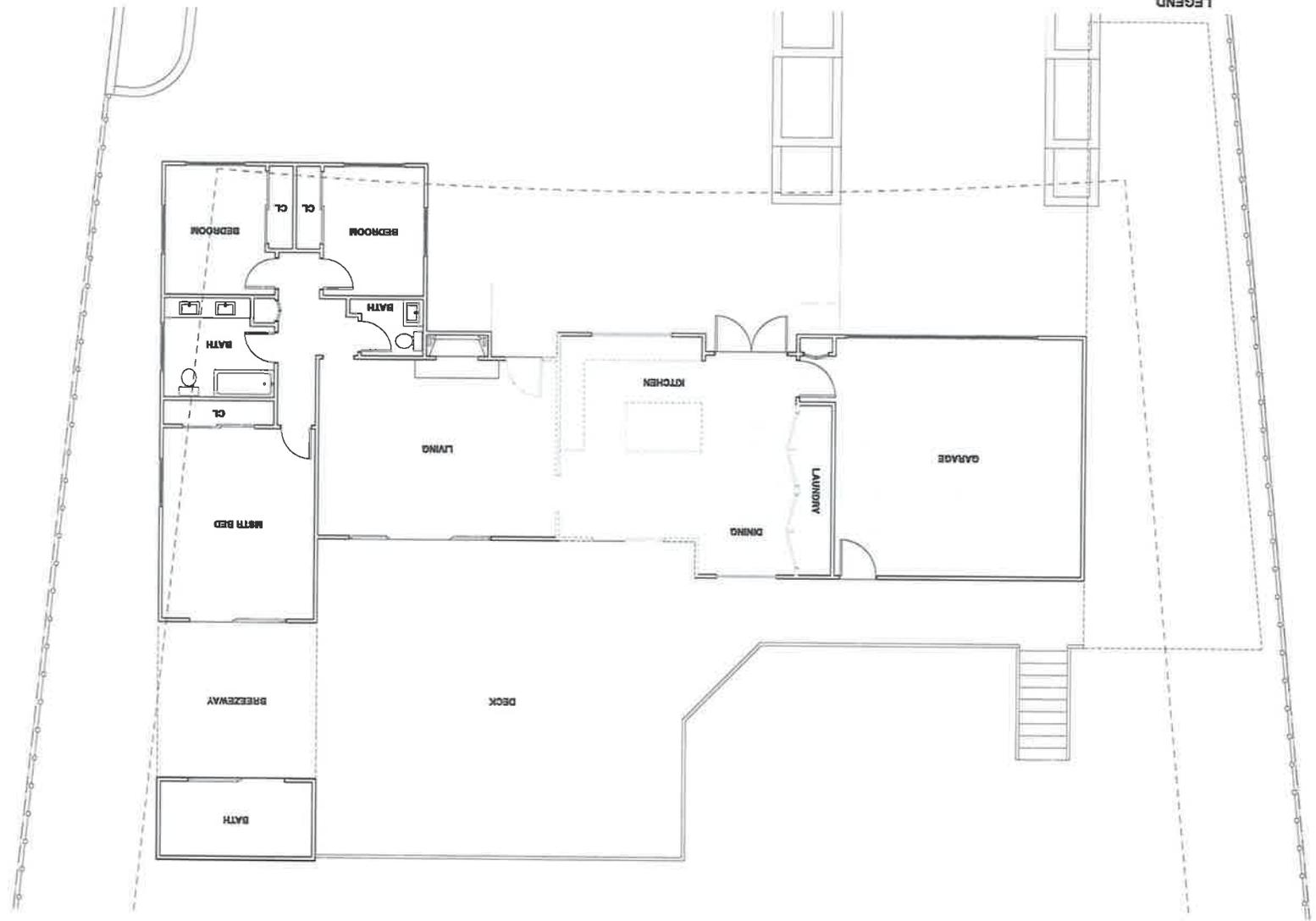
ARB 1-15-2015

**5566 RETORNO STREET**  
**BONNHURST RESIDENCE**

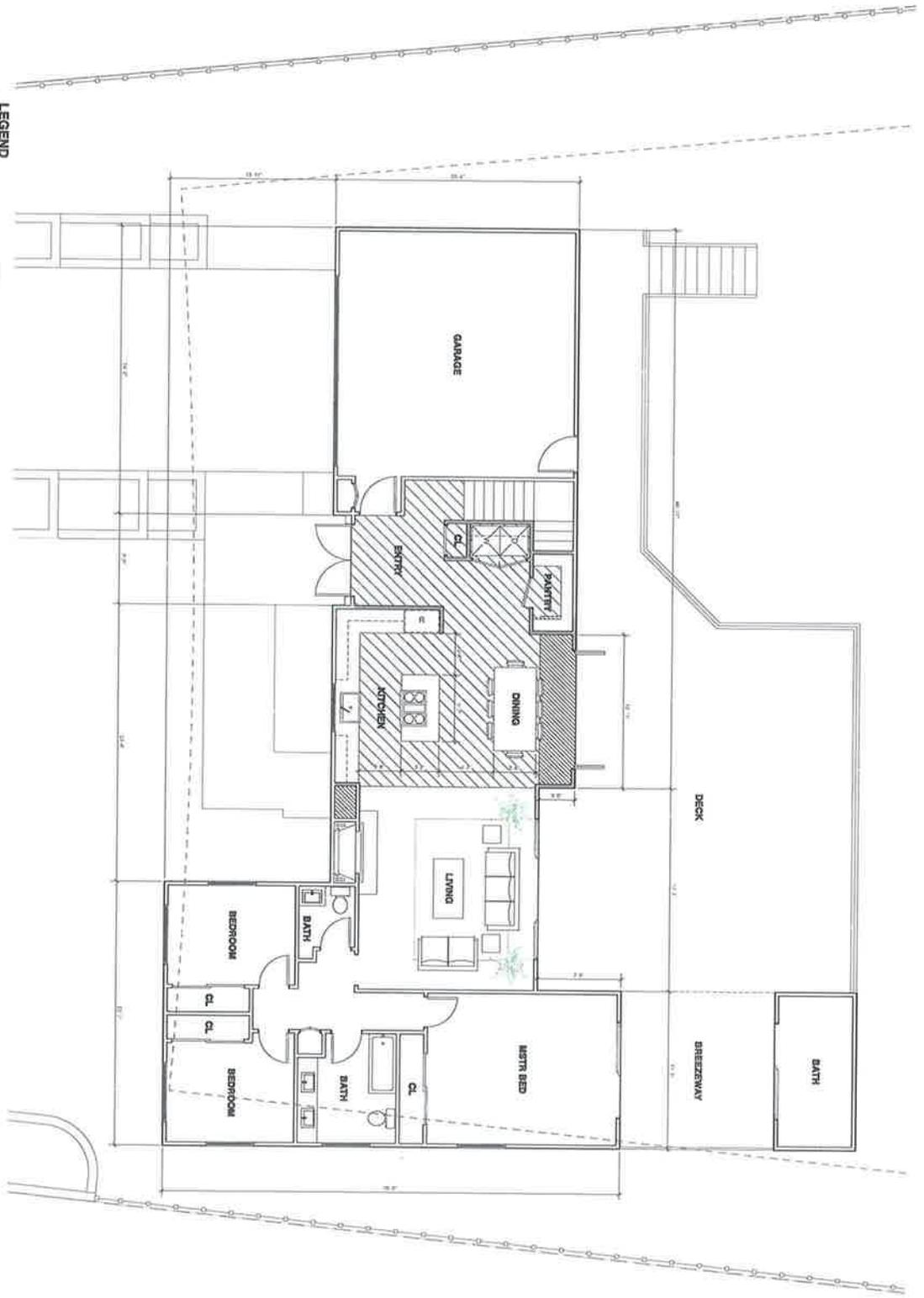


(E) FLOOR PLAN

**A2.0**



**LEGEND**  
—— EXISTING WALL TO REMAIN  
- - - - EXISTING WALL TO BE REMOVED



**5566 RETORNO STREET**  
**BORNHURST RESIDENCE**



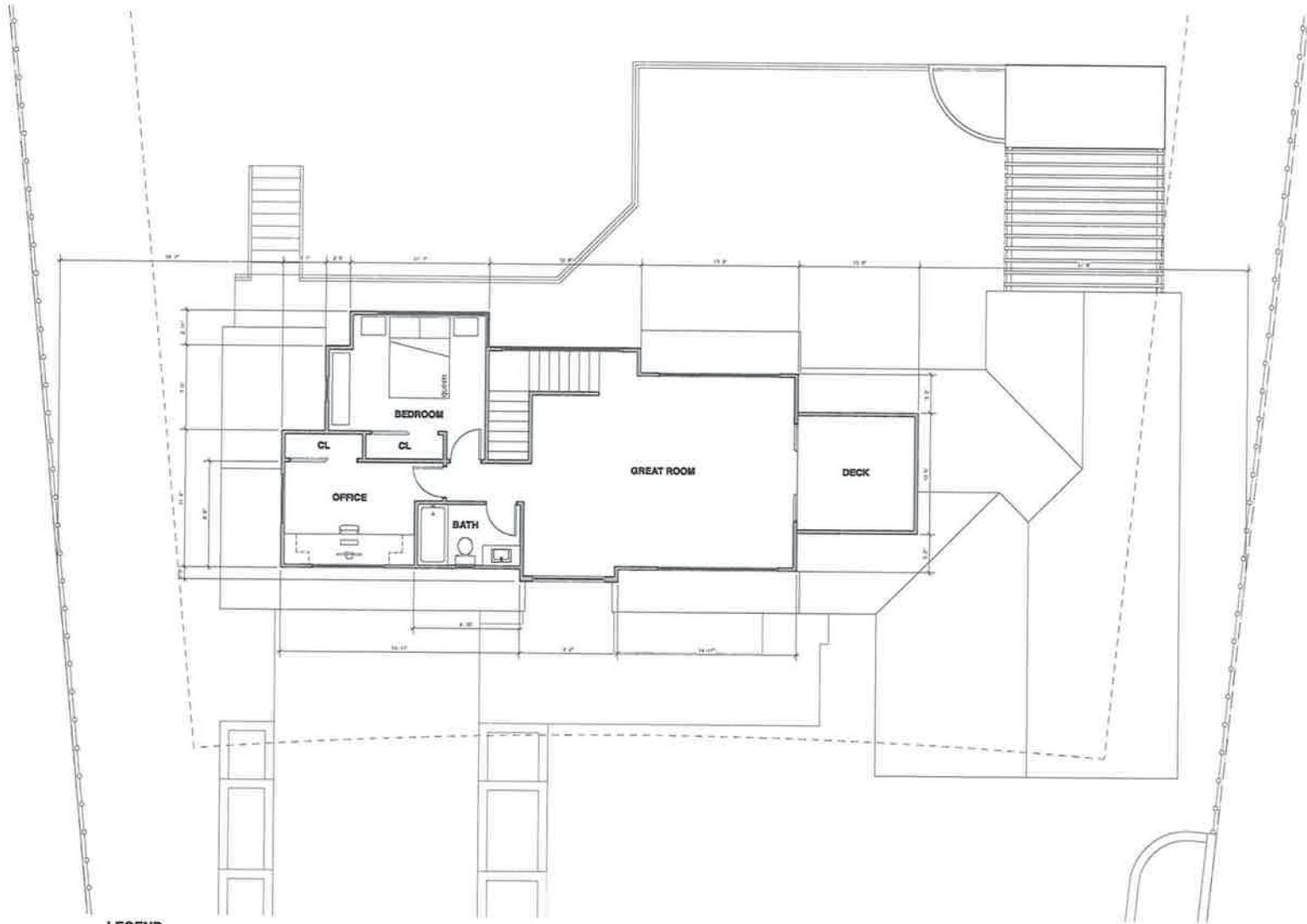
**A2.1**

(P) 1ST FLOOR PLAN



ARB 1-15-2015

[dylanhappell.com](http://www.dylanhappell.com)



**LEGEND**

-  EXISTING WALL TO REMAIN
-  PROPOSED WALLS
-  AREA OF ADDITION = 690 SQ. FT.  
AREA OF DECK = 91 SQ. FT.



2ND FLOOR PLAN

1

SCALE 1/4" = 1'-0"



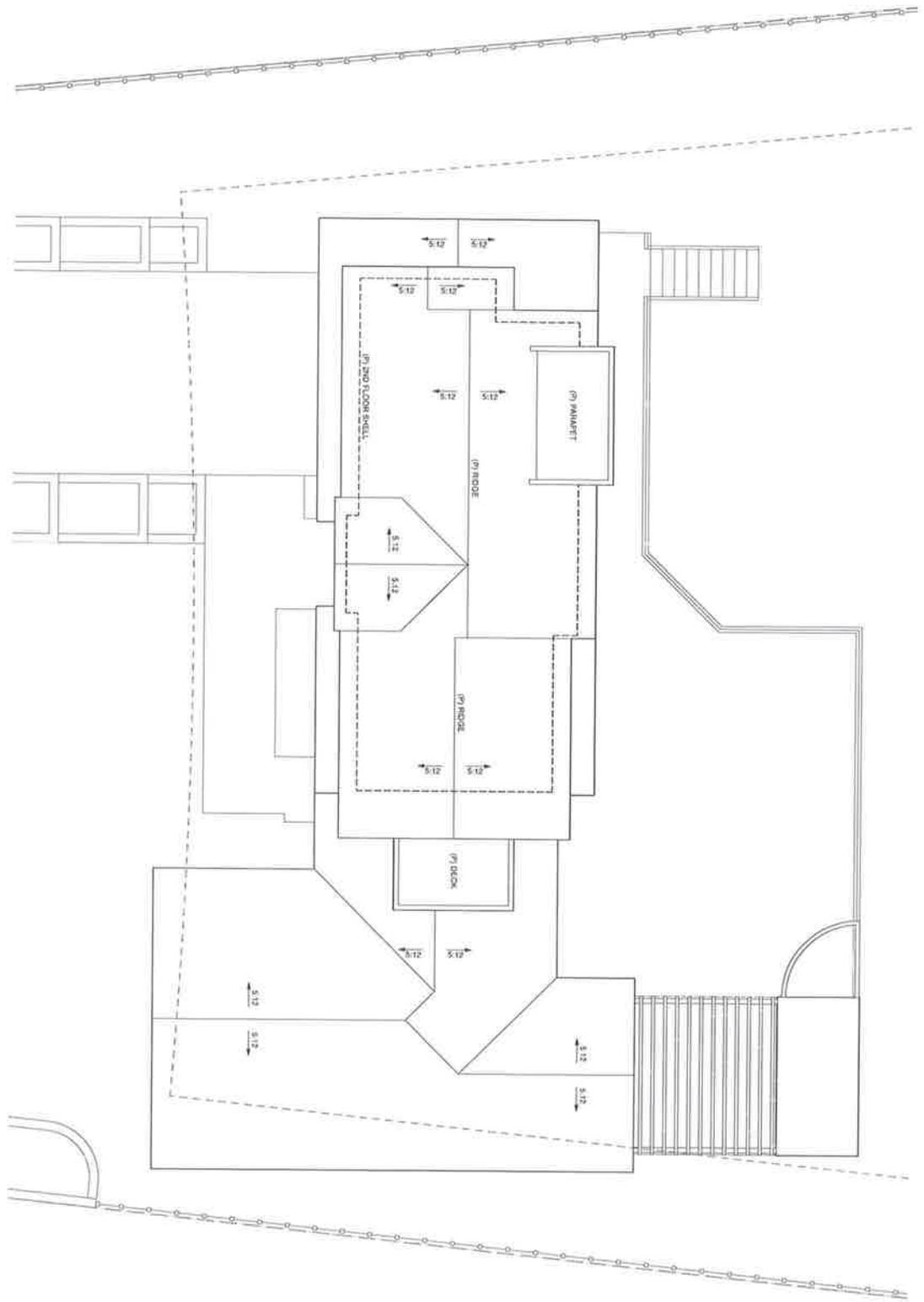
**5566 RETORNO STREET**  
**BORNHURST RESIDENCE**

ARB 1-15-2015



2ND FLOOR PLAN

**A2.2**



**A2.5**  
ROOF PLAN



**5566 RETORNO STREET**  
**BORNHURST RESIDENCE**

[www.bornhurst.com](http://www.bornhurst.com)

ARB 1-15-2015

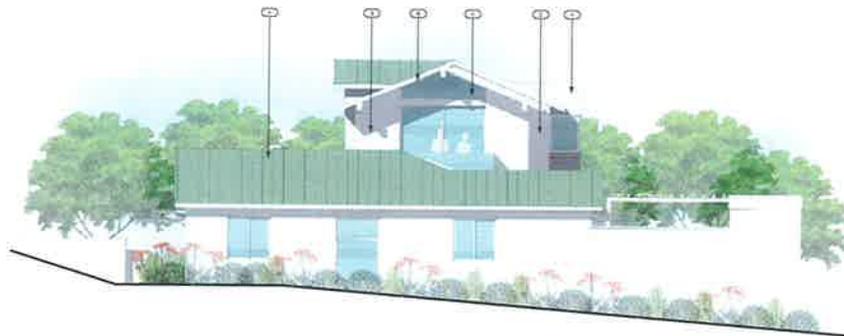


**KEY NOTES**

- |   |   |   |  |
|---|---|---|--|
| 1 | Roof:<br>Standing Seam Metal, Color: Hamlock, Tean Cool Roof        | 4 | Exterior Wall:<br>Fiber Cement Board, Color: Light Grey, Manufacture TBD |
| 2 | Interior Wall:<br>Plaster, Match Existing                           | 5 | Doors & Windows:<br>Aluminum, Color: White, Manufacture TBD              |
| 3 | Exterior Wall:<br>Fiber Cement Board, Color: White, Manufacture TBD | 6 | Tile:<br>Painted Wood, Color: White, Manufacture TBD                     |



WEST ELEVATION 2  
feet 0 1 2 3  
SCALE 3/16" = 1'-0"



SOUTH ELEVATION 1  
feet 0 1 2 4  
SCALE 3/16" = 1'-0"



SYLAN CHAPPELL ARCHITECTS

ARB 01-15-2015

**5566 RETORNO DRIVE**  
**BORNHURST RESIDENCE**



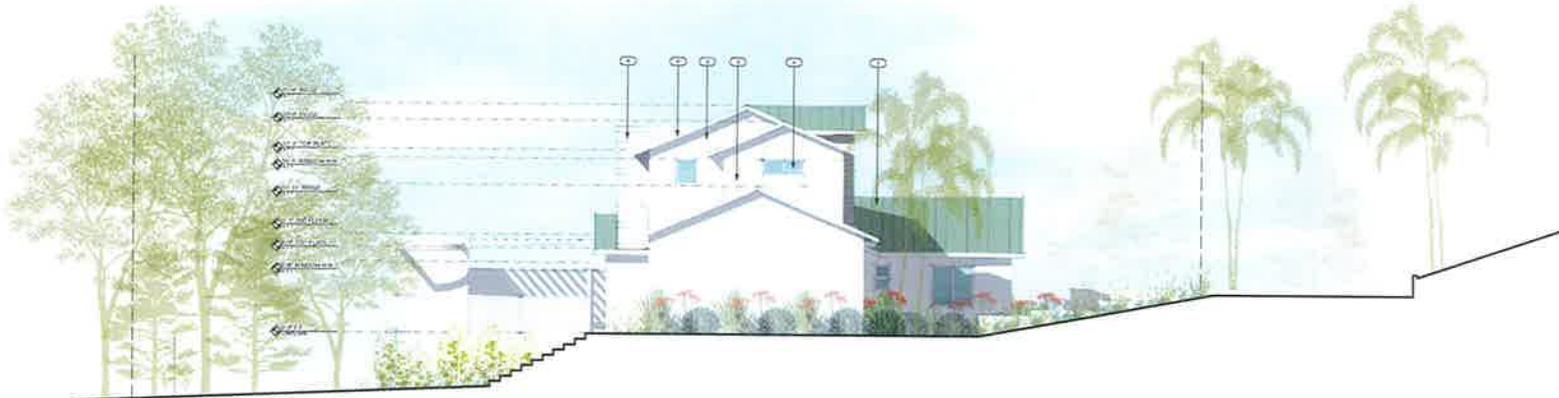
(P) ELEVATIONS  
S - W  
**A3.1**

**KEY NOTES**

- |  |   |
|--|---|
| ① <b>Roof</b><br>Standing Seam Metal, Color: Hemlock, Tian Cool Roof       | ④ <b>Exterior Wall</b><br>Fiber Cement Board, Color: Light Gray, Manufacturer TBD |
| ② <b>Exterior Wall</b><br>Plaster, Match Existing                          | ⑤ <b>Doors &amp; Windows</b><br>Aluminum, Color: White, Manufacturer TBD          |
| ③ <b>Exterior Wall</b><br>Fiber Cement Board Color White, Manufacturer TBD | ⑥ <b>Tile</b><br>Painted Wood Color: White, Manufacturer TBD                      |



EAST ELEVATION ②  
SCALE 3/16" = 1'-0"



NORTH ELEVATION ①  
SCALE 3/16" = 1'-0"



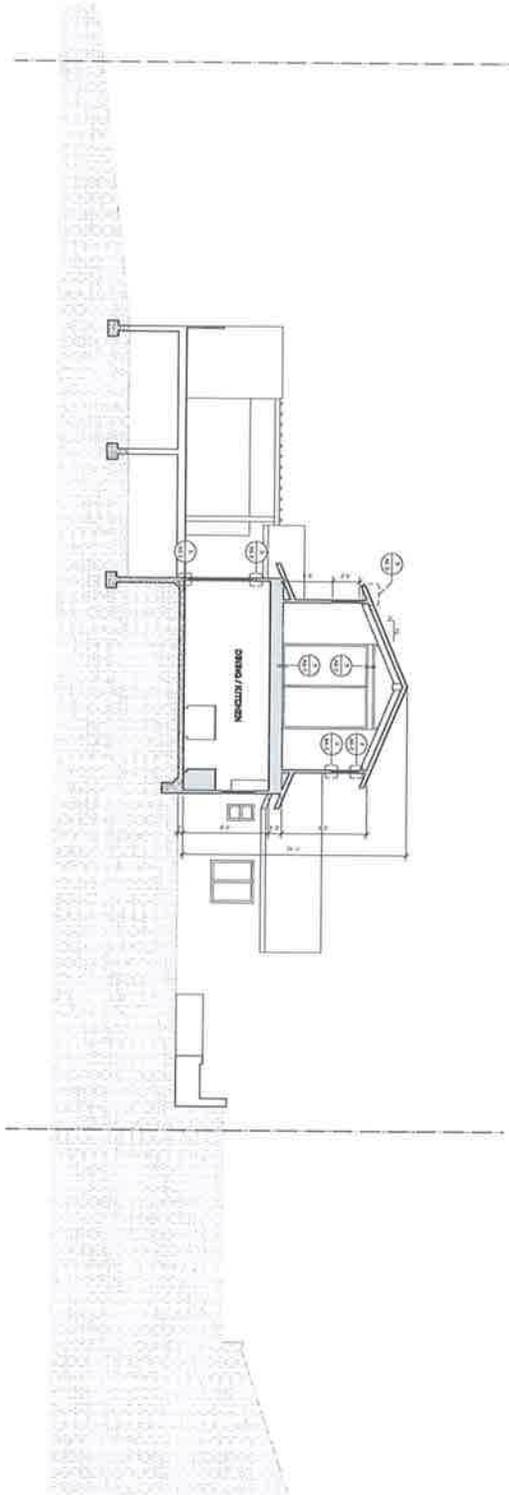
**5566 RETORNO DRIVE**  
**BORNHURST RESIDENCE**

ARB 01-15-2015

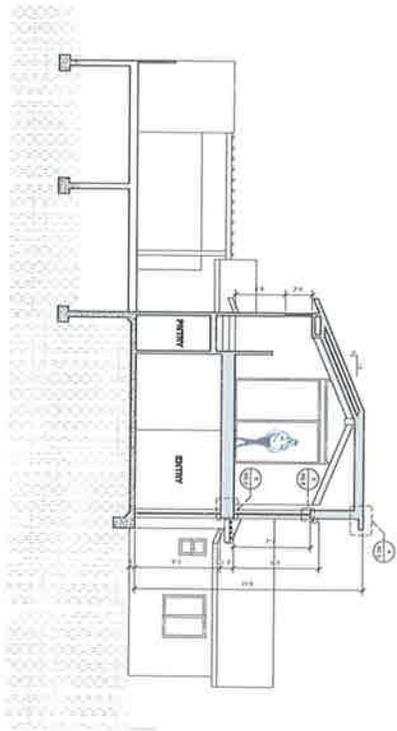


(P) ELEVATIONS  
N - E

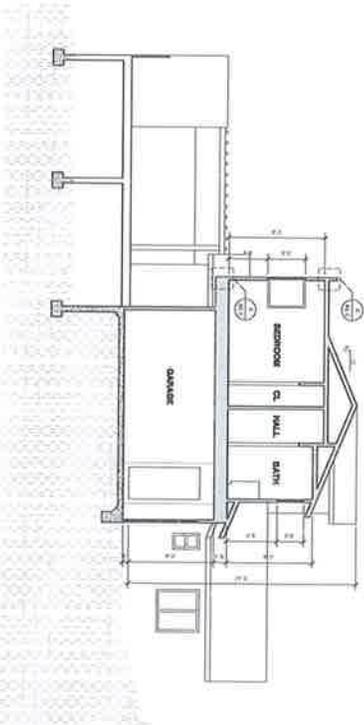
**A3.2**



SITE SECTION 2  
SCALE 3/8" = 1'-0"



SECTION 3  
SCALE 3/8" = 1'-0"



SECTION 1  
SCALE 3/8" = 1'-0"



5566 RETORNO DRIVE  
BORNHURST RESIDENCE

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A4.0

SECTIONS



Photo: gphoto.com

**5566 RETORNO DRIVE  
BORNHURST RESIDENCE**

ARB 01-15-2015

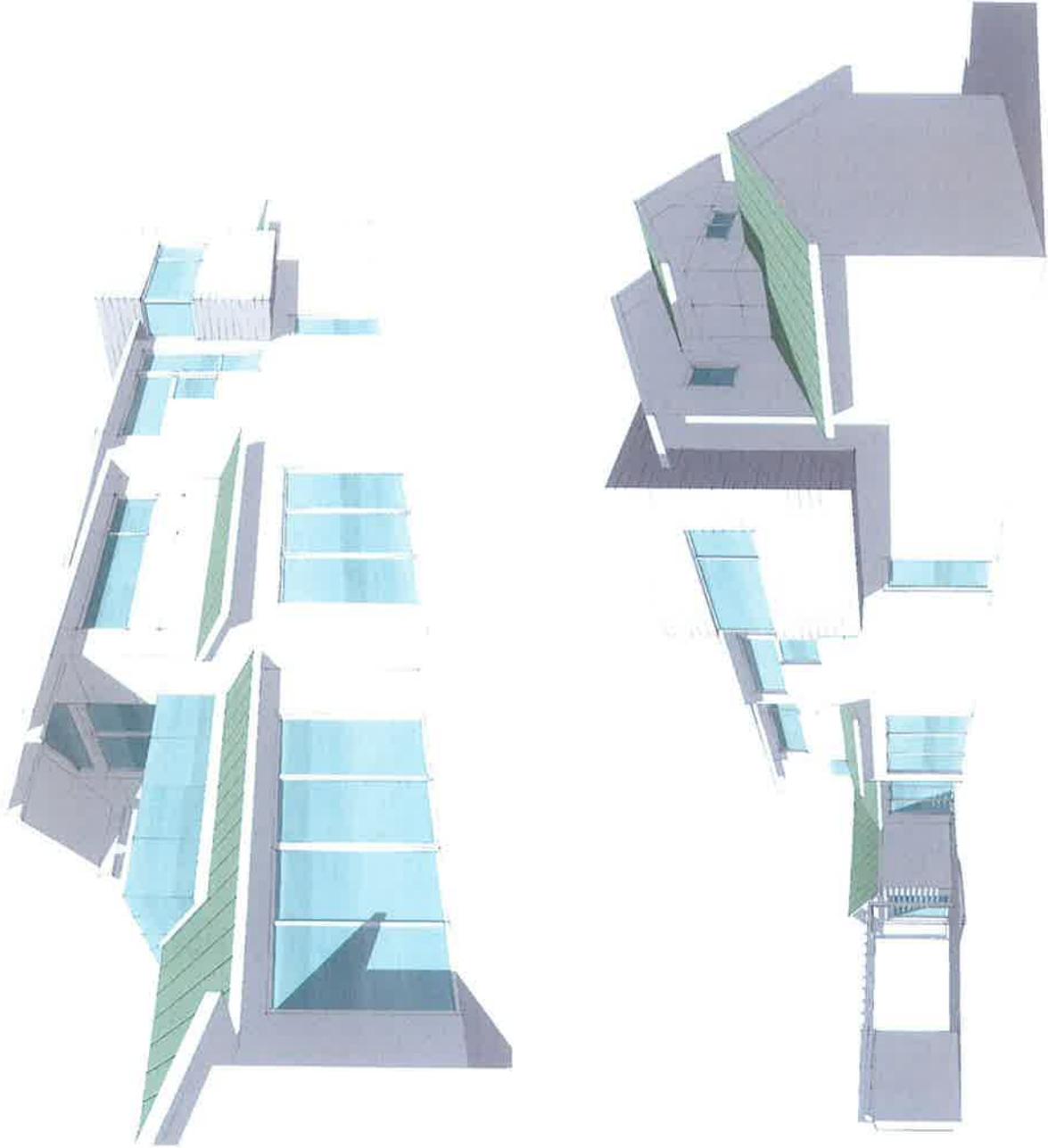


5566 RETORNO DRIVE  
BORNHURST RESIDENCE



PERSPECTIVES

A8.2



**PROJECT REVIEW**

- 2) Applicant: Dylan Chappell Architects, agent for Susan and Bruce Bornhurst  
Project Number: 14-1738-ARB Planner: Nick Bobroff  
Project Location: 5566 Retorno Drive  
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Dylan Chappell Architects, agent for Susan and Bruce Bornhurst to consider Case No. 14-1738-ARB for preliminary review of a request to construct a new 725 square foot second floor addition to an existing one story 1,904 square foot single family residence. A 445 square foot portion of the existing residence would also be remodeled and a 54 square foot addition added to the ground floor. The property is a 0.24 acre parcel zoned Single Family Residential (6-R-1) and shown as APN 003-340-015, located at 5566 Retorno Drive.

As the project architect for the Bornhurst Residence, Boardmember Chappell recused himself and left the room for the duration of the item.

**Public Comment:**

Don Benson, property owner at 5529 Calle Ocho, explained his property backs up to the subject property and sits approximately 10- 12 feet lower in elevation. He worried that the large windows and second floor deck on the new second floor addition would cause privacy impacts for his property; he noted his residence's master bedroom and primary outdoor living areas were located at the rear of the property and would likely be visible from this new addition. He explained that while he would prefer to not see a second story addition built at all, at minimum he hopes his privacy concerns can be addressed through measures such as raising window sill heights along the rear elevation and/or using an obscured railing for the deck. Concerning the proposed architecture, he felt the proposed wood siding used around the entry was too bold for the rest of the design.

Jason Lusk, 5575 Retorno Drive also expressed privacy concerns resulting from the new second story addition. He explained that his home sits across the street from the subject property and is approximately 15 feet higher in elevation, but with the new second floor addition, occupants would be able to see across the street and into his home and yards. He also feared that allowed a two story home in this area may set a precedent for the rest of the Retorno Drive/Callejon area of the Concha Loma neighborhood.

A public comment letter received from Marjorie and Peter Marion, property owners of 700 Concha Loma Drive, was circulated to the Boardmembers and applicant. In the letter, they noted they were principally concerned with solar shading and potential privacy impacts to their property. They asked that these potential impacts be simulated and shown on the plans. They also raised a concern about any potential increased risk of subsidence from a taller, more massive structure being located adjacent to their property.

**Boardmember Discussion:**

Boardmember Gahan indicated she did not feel the contrasting wood siding elements were compatible with the style/colors of the rest of the home. She also agreed that privacy impacts, to

the east in particular, would be problematic if the existing mature vegetation along the rear property line were ever removed. Otherwise, she felt the project was fine.

Boardmember Reginato believed that, overall, the project could fit into the neighborhood. He found the proposed colors and materials pleasing, however, he agreed with Boardmember Gahan that the wood siding does not work for him as proposed. He recommended the applicants take additional measures to address the potential for privacy impacts, particularly for neighbors to the east and west. He suggested a higher and/or solid railing for the new deck would help.

Boardmember Ellinwood noted the new second floor would enjoy generous setbacks from neighboring properties which should help to mitigate potential privacy impacts but that additional measures should still be taken to address the noted concerns from neighbors. He suggested that another option for the deck railings would be a frosted or glazed glass railing. Overall Boardmember Ellinwood liked the stripped down, modern aesthetic of the design, including the contrasted wood siding elements.

Boardmember Ellinwood attempted to make a motion to recommend preliminary approval with direction to address the privacy concerns however the motion failed to garner a second. Boardmembers Reginato and Gahan noted they continued to have a concern with the chosen contrasting wood siding. It was discussed that perhaps a different shade, material and/or roof form for this element would address their misgivings.

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Gahan to continue the project to the January 15, 2014 meeting with the following comments:

- Restudy the proposed color/material/form of the contrasting entry element and matching rear elevation pop-out; and
- Address privacy impacts raised by neighbors through adjustments to window sizes, locations, etc. and deck railing materials/design.

**VOTE:** 3-0

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

- Action Minutes of the Architectural Review Board meeting held November 13, 2014.

**ACTION:** Motion by Boardmember Reginato, seconded by Boardmember Gahan to recommend approval of the Consent Calendar.

**VOTE:** 3-0 Chappell absent

**MATTERS PRESENTED BY BOARDMEMBERS, STAFF, PLANNING COMMISSION and CITY COUNCIL:**

**Casitas Village HOA**