

**CITY OF CARPINTERIA  
ARCHITECTURAL REVIEW BOARD  
Meeting of October 16, 2014**

*Agenda Item # D-3*

**COMMUNITY DEVELOPMENT DEPARTMENT  
PROJECT REVIEW**

**Project:** 14-1731-CDP/ARB **Planner:** Shanna R. Farley-Judkins  
**Address:** 5157 Ogan Road  
**APN:** 003-161-019  
**Zoning:** Single Family Residential (7-R-1)  
**Applicant:** James Macari, architect for Payton Olverd

**Project Review:**  Conceptual  
 Preliminary  
 Final

**PROJECT DESCRIPTION**

This is the preliminary review of a request to construct a two-story 2,615 square foot single family dwelling with attached 603 square foot three-car garage on an existing vacant lot. The total square footage of the three bedroom three bathroom residence would be 3,218 square feet. The maximum height 21 feet 11 inches from finished grade.

The garage is positioned at the rear of the lot and would provide three parking spaces. The proposed home would include fencing along the Ogan Road frontage. Utility and street frontage improvements will be required by the City and Special Districts.

Plans are attached as Exhibit A.

**PROJECT SETTING**

The project site is located along the western end of Ogan Road. The 9,394 (gross) square foot lot is vacant and according to City records, has not been previously built upon. The site is generally flat. Existing vegetation is limited to a small Pepper Tree located at the rear southeast corner of the property and a hedge along the front (north) property line. The subject lot is presently enclosed along the east (side) property line and south (rear) property line by two existing six-foot high wood fences. The west (side) property line is open and abuts the shared driveway.

The property is affected by a shared access and utility easement: a 20-foot wide private access and public utility easement running the length of the property along the west (side) property line and serves the residences to east and south of the subject property.

The project site is located in Design Sub-Area 3 (Canalino/Santa Monica/El Carro Neighborhood). The neighborhood is developed typically in a Ranch or Spanish style, with a mix of one and two-story buildings. The site is zoned Single Family Residential (7-R-1) and has a Medium Density Residential Land Use designation (MDR). The site is not subject to any special overlay districts.

Story poles were erected at the project site on October 2, 2014. Photographs of the story poles are included as Exhibit B.

**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.	49.50 feet from street centerline; 22 feet from property line*
Side (East)	7 feet 6 Inches (10% of lot width)	7 feet 7 inches
Side (West)	7 feet 6 Inches (10% of the lot width)	12 Feet 6 Inches
Rear	15 feet	23 feet 6 Inches
Height	30 feet	21 feet 11 1/4” Inches
Building Coverage	35% max. (3,288 square feet)	27% (2,527 square feet)
Floor Area Ratio	40% max. (3,757 square feet)	34% (3,218 square feet)
Parking	2 parking spaces in a garage	3 parking spaces in a garage

\*The applicant will relocate the proposed residence outside the front setback on all future submittals.

**General Plan/Coastal Plan Neighborhood Policies**

The City’s Community Design Element of the General Plan contains both general over-arching policies and specific Sub-area policies.

**Overall Design**

**Citywide Community Design 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 patterns.*

**Citywide Community Design Objective CD-2:** *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the City.*

**Citywide Community Design Policy 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.*

**Subarea 3 Policy CDS3-2:** *Preserve and enhance the existing residential neighborhood and ensure that new development enhances the neighborhood character.*

**Subarea 3 Objective CDS3-3:** *Ensure that new development is sensitive to the scale and character to the existing neighborhoods, and consistent with the city's "small beach town" image.*

The project proposes a craftsman style architecture and borrows elements from older neighboring cottages, such as scalloped shingles and board and batt siding, shallow roof pitch with deep eaves and substantial porch element. The homes along Ogan Road exhibit a variety of styles and eras; the proposed residence would add to the eclectic mix of homes found on the street.

The proposed structure would meet all of the applicable development standards for the 7-R-1 zone district and is in keeping with the surrounding development in terms of overall size, bulk, scale and height. The mass of the building is primarily one story towards the front of the lot and steps back to the second floor further back. The proposed residence is similar in size and scale to other residences on Ogan Road. The project includes various architectural detail elements that work within a craftsman style. Generally the proposed architectural style is compatible with the surrounding neighborhood's architectural pattern.

**The Board's comments on the proposed architectural style, building mass and detailing of the residence, including colors, materials and landscaping, would be appreciated.**

#### **Frontage Design**

**Citywide Community Design 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.*

**Citywide Community Design Policy CD-5b:** *Garages should not dominate views from any public street.*

**Citywide Community Design Objective CD-10:** *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

**Citywide Community Design Policy CD-10a:** *Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space of the street and reinforce small town character*

**Subarea 3 Design Guidelines 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.*

The proposed two-story residence is oriented toward the street, with the front entrance and covered porch prominently placed facing Ogan Road. The garage is placed at the rear of the property, accessed by a shared driveway along the western side of the lot. The project would introduce a new structure which would enhance the street scape.

**The Board's comments on the frontage design would be appreciated.**

### **Fences and Hedges**

**Citywide Community Design 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.*

**Citywide Community Design Implementation Policy 40:** *As a part of new development projects, fences fronting on collector and arterial streets shall be decorative and setback sufficiently to provide for landscaping that enhances the street corridor and eliminates potential for the fencing to cause a sight-distance obstruction.*

**Citywide Community Design Implementation Policy 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 proposal includes a three foot picket fence, with tapered columns and garden gate standing at a height of four feet ten inches. An existing hedge is shown in front of the fence. Staff suggests that the hedge be removed to allow visibility of the new fence or reduction in height to less than three feet for safe visibility from the adjoining driveway. **The Board's comments on the proposed fence and hedge as it relates to the above Policies would be appreciated.**

### **Privacy**

**Subarea 3 Design Guidelines DG-10:** *Where privacy is a concern, window placement, size, window height and the use of glazing with limited transparency are encouraged to minimize impacts. Second-story windows should be placed to avoid looking directly down into the major indoor/outdoor living areas (e.g. primary yard areas, family/living areas) of adjacent homes.*

**Subarea 3 Design Guidelines DG-11:** *Second-story decks and balconies located on the side or rear of a dwelling are strongly discouraged unless it can be clearly demonstrated that it will not create an impact on the privacy of a neighboring parcel. Mitigating factors might include the placement and design of adjacent structures, significant setbacks from adjacent properties, adjacent land uses and orientation and placement of a deck.*

The proposed second floor balcony faces towards the western property boundary. The face of the balcony is positioned 47 feet from the side boundary. The neighboring homes are situated closer to the front of the property and therefore privacy impacts are not likely.

### **Encroachment Plane and Solar Access**

**Subarea 3 Design Guidelines DG-1:** *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: A 30-degree angle measured from the vertical, at a point beginning six feet above the existing grade along the interior side property line. For street side yards the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e. sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features, and uncovered landings) are permitted.*

**Subarea 3 Design Guidelines DG-12:** *Any portion of a structure should not encroach into a plane defined by drawing a 30-degree angle measuring from the horizontal intersection with a point in a line drawn 12 feet high at the north property line.*

The project proposes to meet the side (east) setback at seven feet seven inches, with the second floor aligning with the same setback. The proposal complies with the above encroachment plane and solar access guidelines on all boundaries except along the east side property line. Along the east, the structures eaves encroach into the required encroachment plane by approximately one foot, which is permissible as noted in Carpinteria Municipal Code § 14.50.070. **Although permissible, consideration of the mass of the second floor along the eastern boundary should be considered by the Board.**

### **Landscaping**

**Citywide Community Design Implementation Policy 8:** *Landscaping shall be designed to maximize use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winters.*

A preliminary Landscape Plan has been included in the submittal. The plan includes clusters of rosemary, grasses and a Pepper Tree along either side of the front porch. The primary landscape material is identified generally as lawn. Drought tolerant species might be considered appropriate to replace a greater portion of the lawn.

### **Lighting**

**Citywide Community Design Objective CD-13:** *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Exterior lighting has not been addressed as part of the preliminary architectural design. Staff will ensure that the final working drawings show the location of any exterior lighting and that cut sheets are provided for said lighting. Staff will review the lighting for consistency with these Objective and Policies.

### **SUMMARY OF ISSUES**

- Architectural style, detailing and colors/materials;
- Mass and placement of the second floor;
- Proposed landscape plan; and
- Frontage design, particularly concerning the proposed fence and hedge.

### **RECOMMENDATION**

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

### **ATTACHMENTS**

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

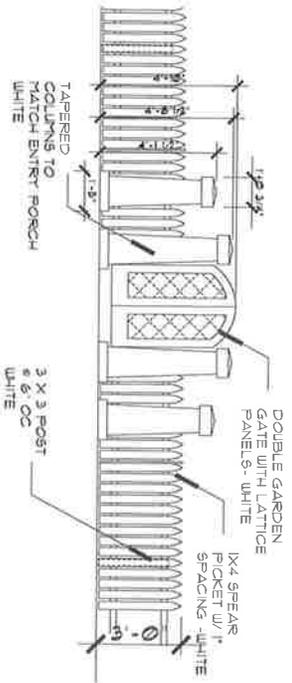
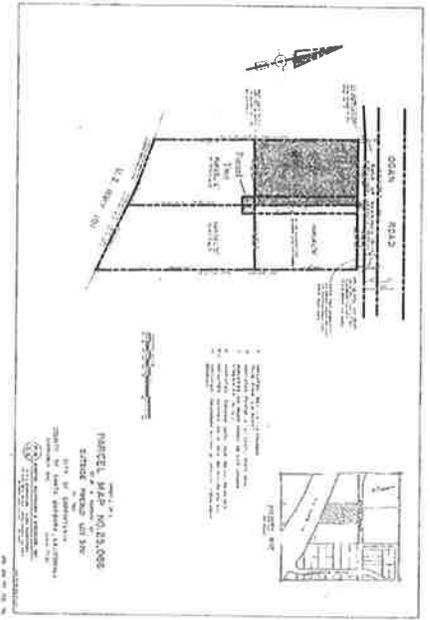
Exhibit B – Story Pole Photographs, taken on October 3, 2014

**Architectural Review Board  
October 16, 2014**

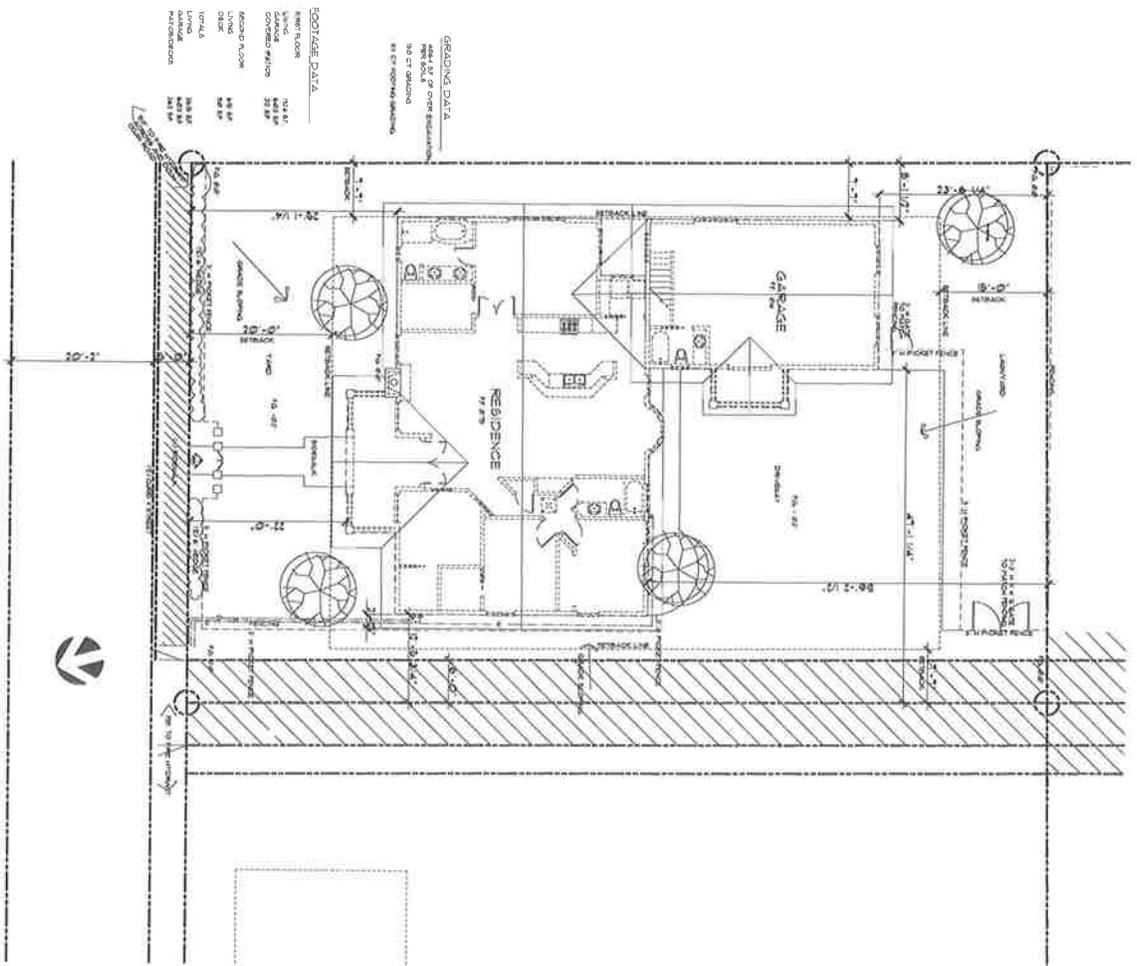
**Project 14-1731-CDP/ARB**

**Exhibit A**

**Site Plan, Elevations, Floor Plans, & Sections**



2 TYPICAL FENCE AND ENTRY GATE  
SCALE 1/8" = 1' - 0"



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

OGAN ROAD

REVISIONS

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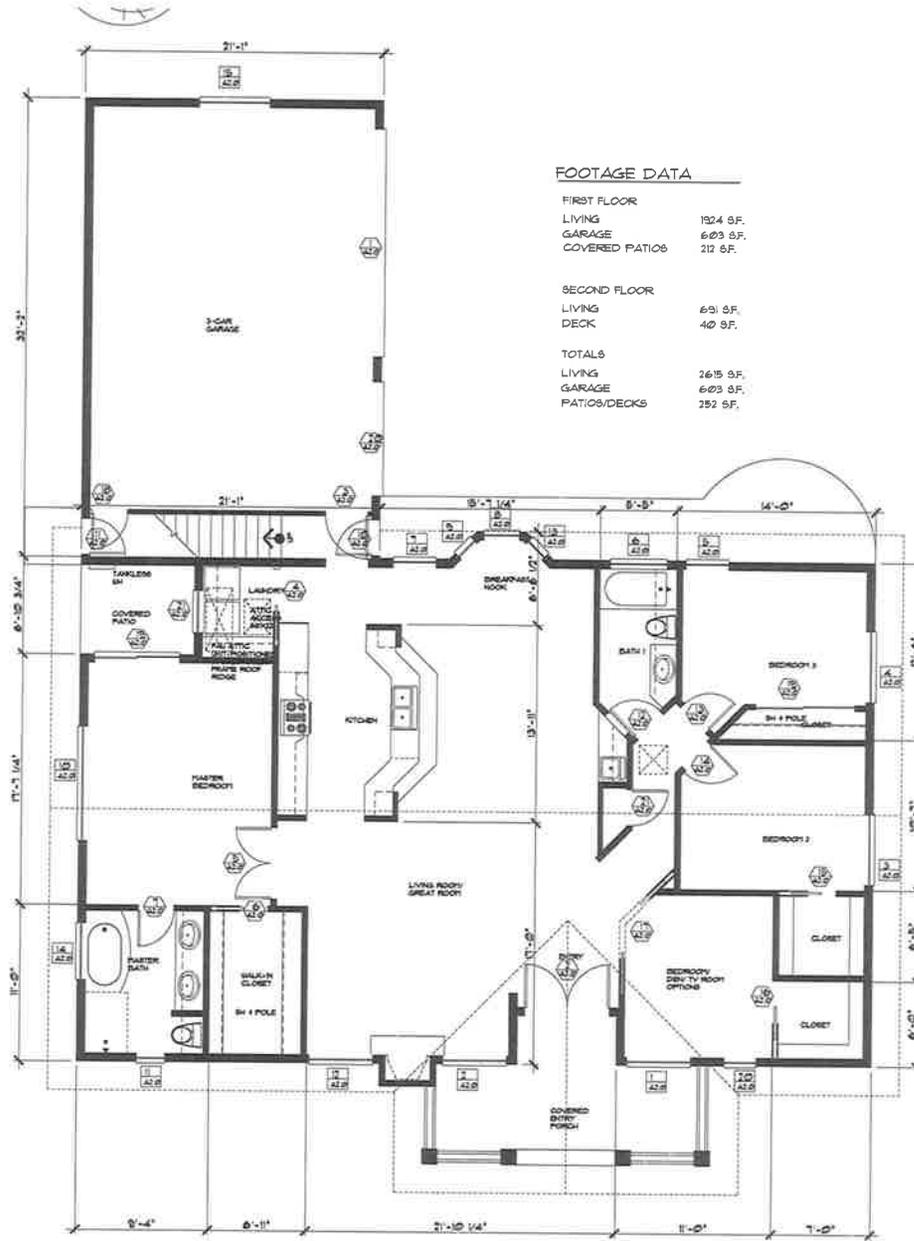
SHEET NO.  
**A1.0**

SHEET TITLE  
SITE PLAN

DATE  
9-25-14

WINDOWS									
ALUM. EXT. GLAZ. / FRAME DUAL GLAZ. / FIN. ONE TEMP.									
NO.	WIDTH	HEIGHT	TYPE	MATERIAL	TEMP. GL.	SCRN.	WALL THICKNESS	NOTES	
1	4'-6"	3'-0"	CABE	AL CLAD/GL	YES	YES			
2	4'-6"	3'-0"	CABE	AL CLAD/GL	YES	YES			
3	5'-0"	4'-0"	CABE	AL CLAD/GL	YES	YES			
4	3'-0"	4'-0"	CABE	AL CLAD/GL	YES	YES			
5	3'-0"	4'-0"	CABE	AL CLAD/GL	YES	YES			
6	4'-0"	7'-6"	BL	AL CLAD/GL	YES	YES			
7	3'-0"	4'-0"	SH	AL CLAD/GL	YES	YES			
8	2'-0"	4'-0"	FIXED	AL CLAD/GL	YES	NO			
9	1'-6"	4'-0"	CABE	AL CLAD/GL	YES	YES			
10	5'-0"	4'-0"	BL/FIX	AL CLAD/GL	YES	YES			
11	2'-0"	3'-0"	CABE	AL CLAD/GL	YES	YES			ROUND TOP
12	4'-0"	3'-0"	CABE	AL CLAD/GL	NO	YES			
13	1'-6"	4'-0"	CABE	AL CLAD/GL	YES	YES			
14	4'-0"	4'-0"	SH	AL CLAD/GL	YES	YES			
15	3'-0"	3'-3"	BL	AL CLAD/GL	YES	YES			
16	3'-0"	4'-0"	CABE	AL CLAD/GL	YES	YES			
17	3'-0"	4'-0"	CABE	AL CLAD/GL	YES	YES			
18	6'-0"	4'-0"	BL	AL CLAD/GL	YES	YES			
19	2'-0"	3'-0"	CABE	AL CLAD/GL	YES	YES			ROUND TOP
20	2'-0"	7'-6"	FIXED	AL CLAD/GL	YES	NO			
21	3'-0"	7'-6"	BL	AL CLAD/GL	YES	YES			

DOOR									
NO.	WIDTH	HEIGHT	THIC.	TYPE	FIN.	SCRN.	WALL THICKNESS	REMARKS	HICURE
1	6'-0"	7'-0"	1-3/4"	PANEL	SG	N.A.	NO	W/ DOOR 1 & 2 FOR N. DRIVE ROOM ONLY	
2	3'-0"	7'-0"	1-3/4"	LEAF WD	SG	N.A.	NO		
3	3'-0"	6'-0"	1-3/4"	LEAF WD	SG	N.A.	NO	W/ FLOOR	
4	3'-0"	6'-0"	1-3/4"	RECT WD	SG	N.A.	NO		
5	2'-0"	6'-0"	1-3/8"	LEAF WD	SG	N.A.	NO		
6	2'-0"	6'-0"	1-3/8"	RECT WD	SG	N.A.	NO		
7	2'-0"	6'-0"	1-3/8"	LEAF WD	SG	N.A.	NO		
8	6'-0"	6'-0"	1-3/8"	SLIDING GL DR	NA	YES	YES		
9	6'-0"	6'-0"	1-3/8"	SLIDING GL DR	NA	YES	YES		
10	2'-0"	6'-0"	1-3/4"	LEAF WD/GL	SG	N.A.	YES		
11	2'-0"	6'-0"	1-3/4"	LEAF WD	SG	N.A.	NO		
12	2'-0"	6'-0"	1-3/8"	LEAF WD	SG	N.A.	NO		
13	2'-0"	6'-0"	1-3/8"	LEAF WD	SG	N.A.	NO		
14	2'-0"	6'-0"	1-3/8"	LEAF WD	SG	N.A.	NO		
15	2'-0"	6'-0"	1-3/8"	RECT WD	SG	N.A.	NO		
16	2'-0"	6'-0"	1-3/8"	RECT WD	SG	N.A.	NO		
17	2'-6"	6'-0"	1-3/8"	RECT WD	SG	N.A.	NO	W/ GLASS	
18	2'-0"	6'-0"	1-3/4"	LEAF WD	SG	N.A.	NO		
19	1'-0"	6'-0"	1-3/8"	BL WARDROBE	NA	N.A.	NA		
20	3'-0"	7'-0"	1-3/4"	PANEL	SG	N.A.	NO	W/ DOOR 1 & 2 FOR N. DRIVE ROOM ONLY	
21	2'-0"	6'-0"	1-3/8"	LEAF WD	SG	N.A.	NO		
22	2'-0"	6'-0"	1-3/8"	LEAF WD	SG	N.A.	NO		



**FOOTAGE DATA**

<b>FIRST FLOOR</b>	
LIVING	1324 SF.
GARAGE	603 SF.
COVERED PATIOS	212 SF.
<b>SECOND FLOOR</b>	
LIVING	693 SF.
DECK	40 SF.
<b>TOTALS</b>	
LIVING	2615 SF.
GARAGE	603 SF.
PATIOS/DECKS	252 SF.

1 FLOOR PLAN SCALE: 1/4" = 1' - 0"

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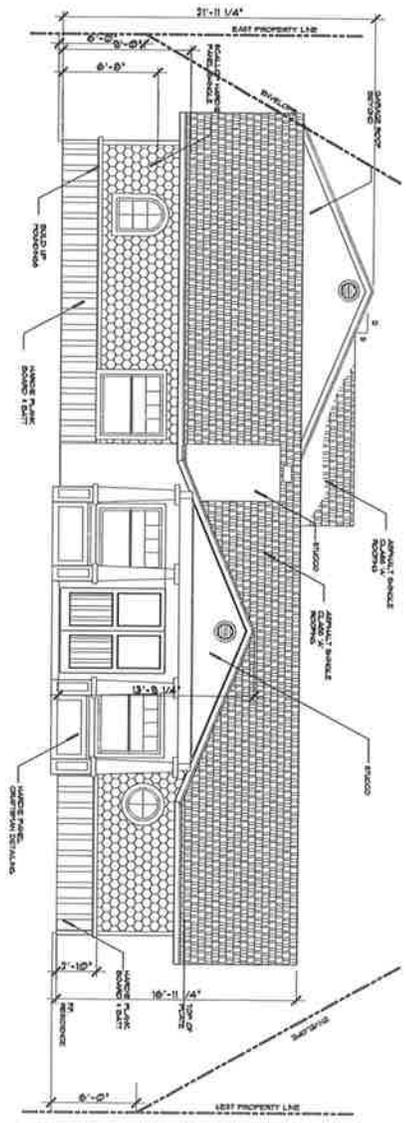
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FLOOR PLAN

SHEET No.  
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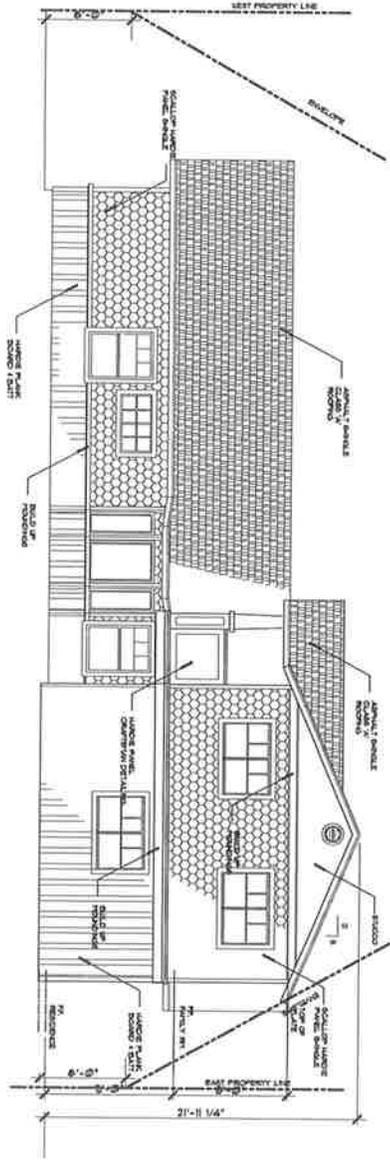
9-25-14

1 NORTH STREET ELEVATION



SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION



SCALE: 1/4" = 1'-0"

A3.0

SHEET NO.

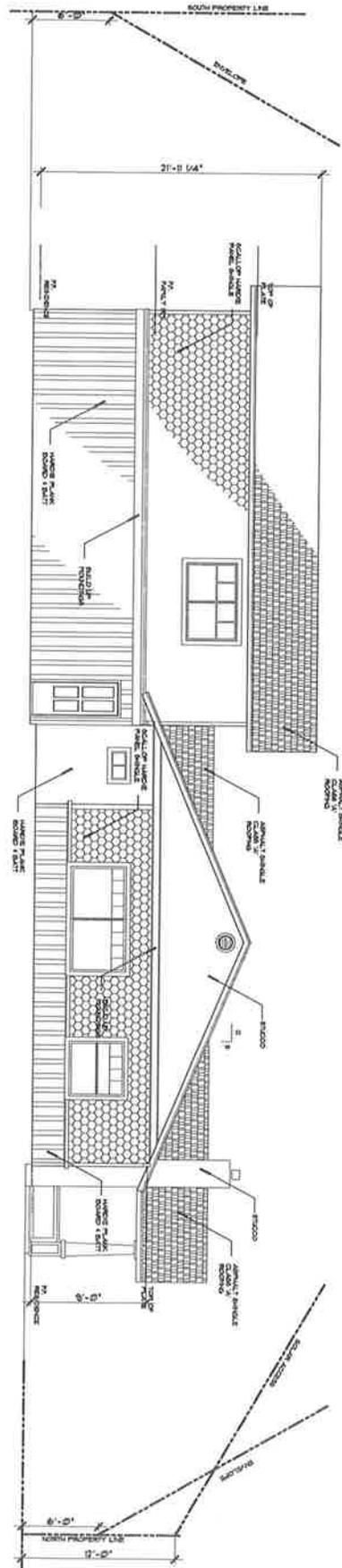
PROJECT TITLE  
 CARPENTER  
 A RESIDENTIAL  
 COMBINED  
 EXT. ELEVATIONS



REVISIONS

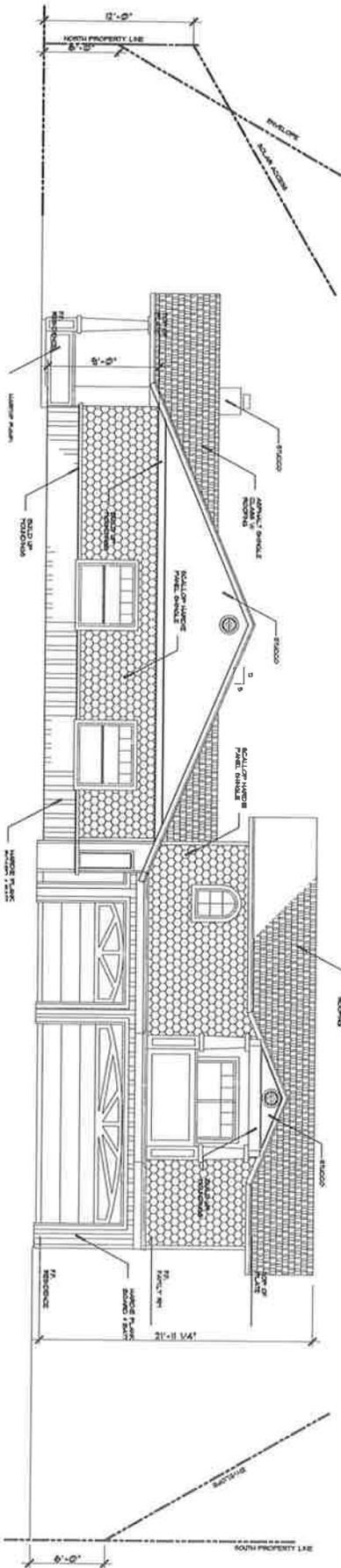
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2 EAST ELEVATION

SCALE 1/4" = 1'-0"



1 WEST EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

575-14

A3.1

SHEET NO.

CARRIAGE  
RESIDENCE  
EXT. ELEVATIONS

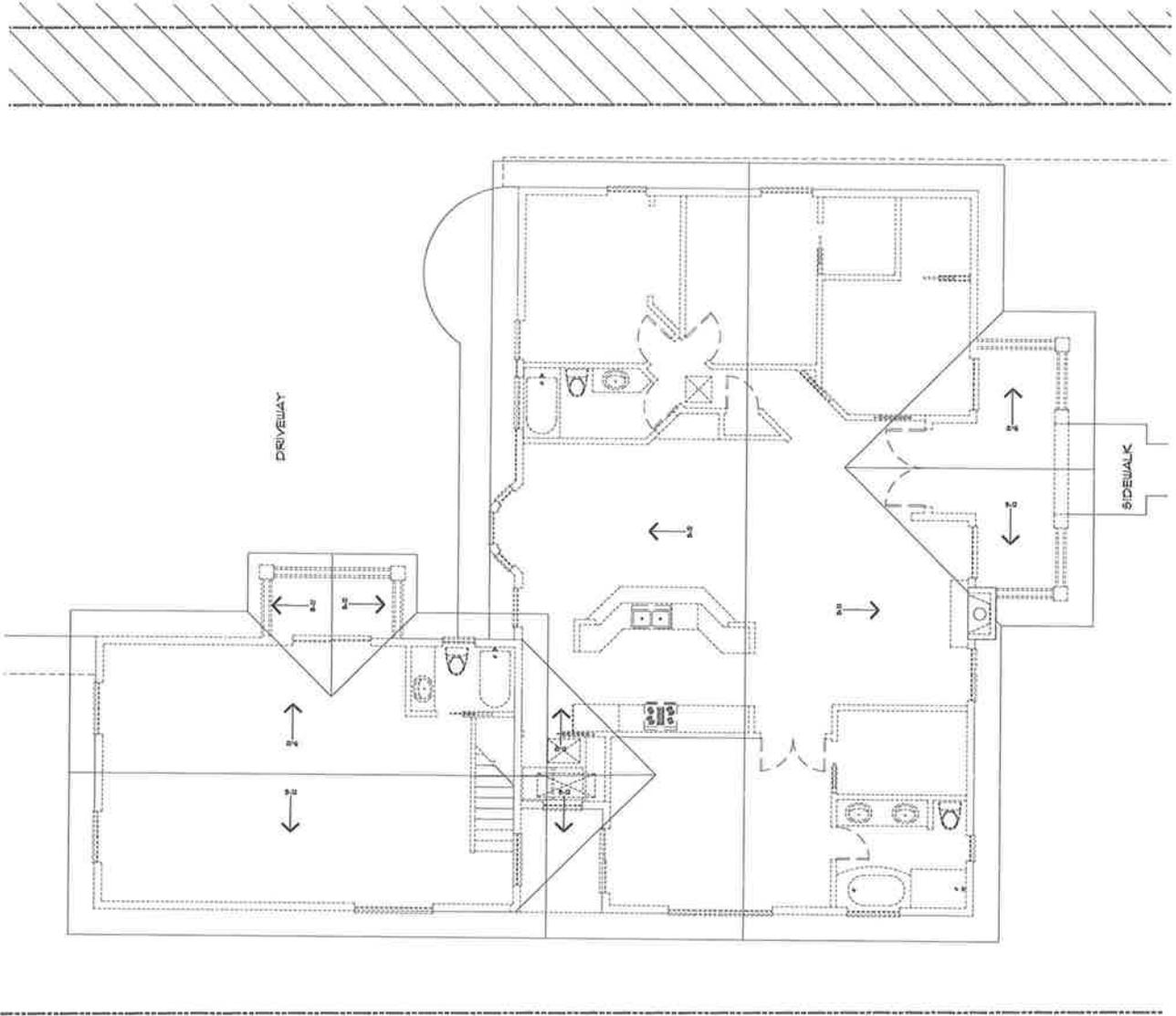
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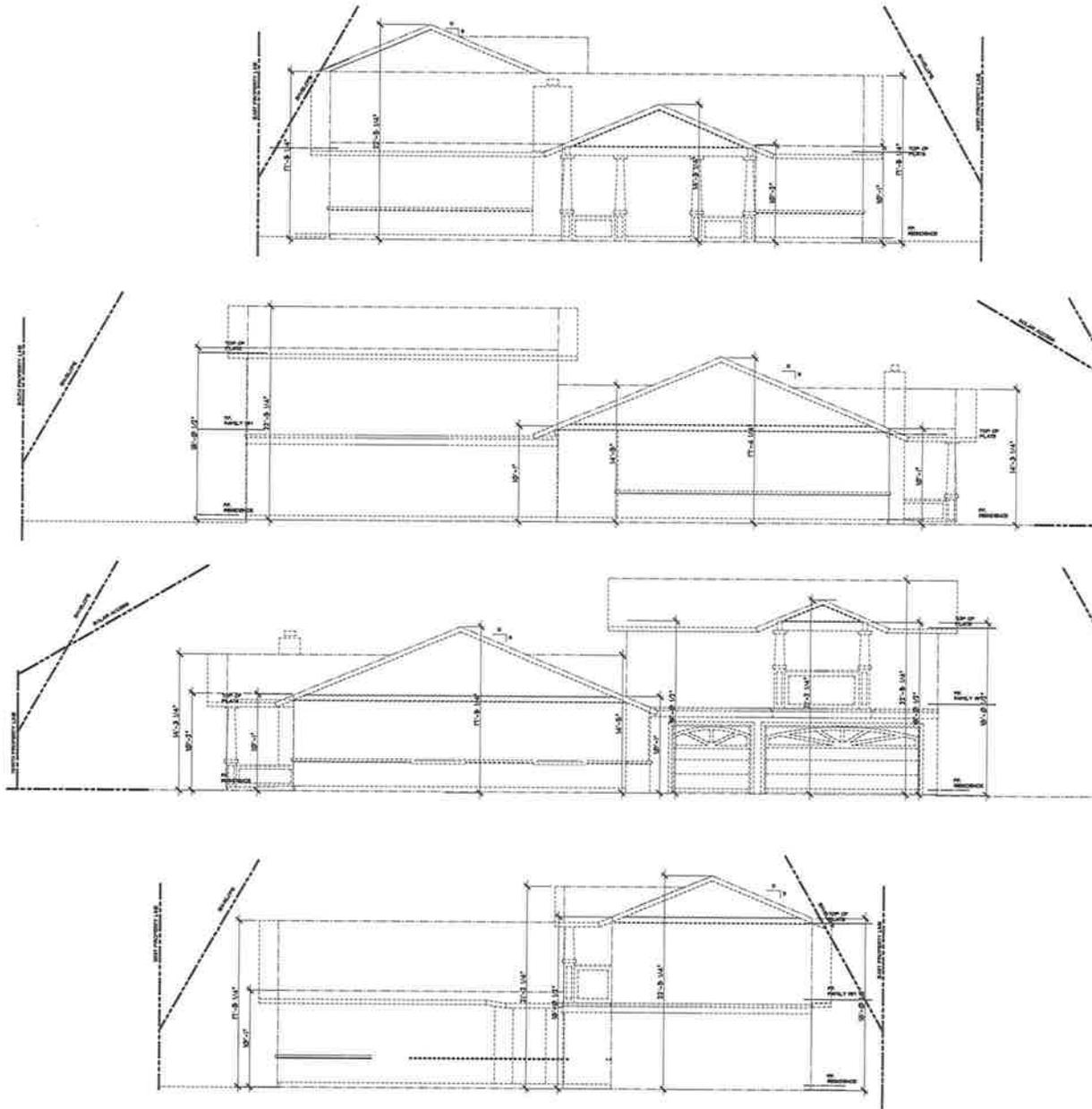
NO.	DATE	REVISIONS

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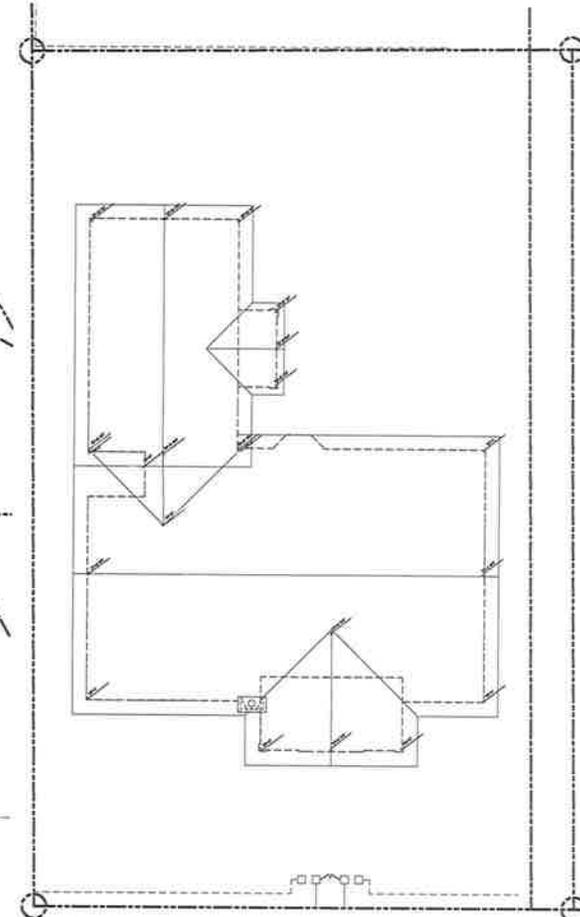


① ROOF PLAN



2 STORY POLE ELEVATIONS

SCALE: 3/16" = 1' - 0"



1 STORY POLES LAYOUT

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

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REVISIONS



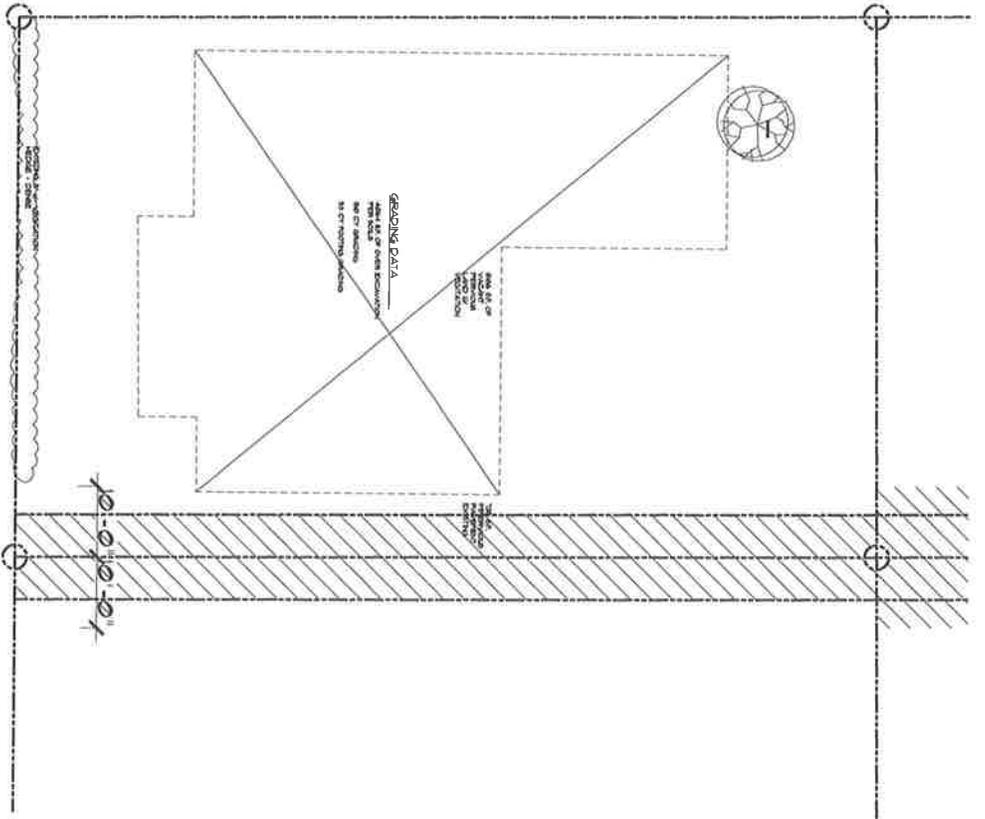
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SHEET TITLE  
STORY POLES

SHEET No.

**SP**

9-6-14

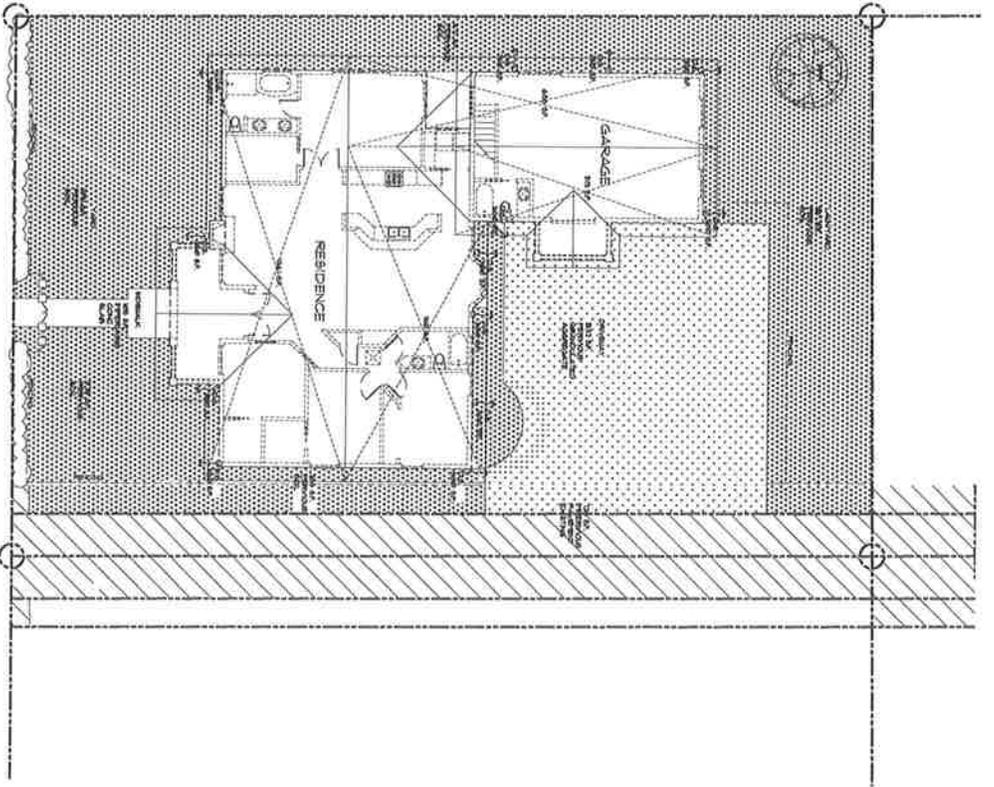


OGAN ROAD



2 EXISTING VACANT LOT CHARACTERISTICS

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



OGAN ROAD



1 STORMWATER CONTROL PLAN

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

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SHEET TITLE  
 STORMWATER  
 CONTROL  
 PLAN

SHEET NO.  
**SW1.0**

5-19-14

**Architectural Review Board  
October 16, 2014**

**Project 14-1731-CDP/ARB**

**Exhibit B  
Story Pole Photographs,  
Taken on October 3, 2014**



