



Architectural Review Board Meeting Agenda

Thursday, September 14, 2023 at 5:30 p.m.
City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting

Attendance:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave).

Public Comments:

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to the Architectural Review Board by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) the **eComment** link on the City's agenda website (<https://carpinteriaca.gov/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

As the situation with COVID-19 continues to evolve, the City will provide updates on any changes to this policy as soon as possible. The public is referred to the City's website at www.carpinteriaca.gov for the latest COVID-19 policies and information. The City of Carpinteria thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Architectural Review Boardmembers:

Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard E. Johnson
Richard Little
Patrick O'Connor

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

The City is not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

PROJECT REVIEW

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:

- Disclosure of ex parte communications
- Staff presentation
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Project: Mayer Residence Remodel & Additions, Project 22-2183-CUP/CDP/ARB
Address: 5557 Calle Arena
Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer
Planner: Syndi Souter

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for preliminary review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,631 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,009 square feet. The height would reach a maximum of 25.5-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

OTHER BUSINESS

CONSENT CALENDAR

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL

MATTERS PRESENTED BY STAFF

MATTERS PRESENTED BY BOARDMEMBERS

ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING

ADJOURNMENT

The next regular Architectural Review Board meeting will be held on Thursday, September 28, 2023.

NOTES

For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, September 7, 2023 in the Community Development Department, on the City Hall Public Notices Board, and on the Internet.

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of September 14, 2023**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 22-2183-CUP/CDP/ARB
Address: 5557 Calle Arena
APN: 003-382-011
Zoning: Single Family Residential (6-R-1)
Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer

Planner: Syndi Souter

Project Review: ☐ Conceptual
 ☒ Preliminary
 ☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a proposal to partially demolish an existing 2,233 square-foot one-story single-family residence and construct a new 2,631 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,009 square feet. The first floor would contain 2,156 square feet of living space and a 242 square-foot covered patio. The second floor would contain 475 square feet of enclosed living space. The height would reach a maximum of 25.5-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing.

Preliminary architectural plans are included as Attachment A. Story poles were erected on June 26, 2023; the story pole plan, certification, and photographs are in Attachment B.

PROJECT SETTING

The project site is a 7,620 square-foot parcel located at 5557 Calle Arena in the Concha Loma subdivision. The property is presently developed with an 1,832 square-foot “U-shaped” single-story single-family residence with an attached 401 square-foot one-car garage. According to the Santa Barbara County Assessor’s Office, the original residence was constructed in 1950. In 1979, a 470 square-foot family room addition was constructed at the southwest corner of the residence under building permit #1670. In 1988, a bedroom addition was constructed at the southeast corner of the residence under building permit #3840. The two south “wings” are connected by an uncovered raised wooden deck.

The project site is located in an area known to contain sensitive cultural resources. As such, any future ground disturbances would be required to be monitored by both an archeologist and a Native American representative to determine the presence and/or significance of any onsite cultural

resources that could potentially be impacted by development. Depending upon the presence of any sensitive cultural resources onsite, project revisions and/or mitigation measures may be required.

The property is surrounded on the north, east, and west sides by a mix of one- and two-story single-family residences. The parcel immediately east of the site is vacant, with a proposal to permit a new two-story residence in process. The Union Pacific Rail Road tracks, the Carpinteria State Beach campgrounds, and the Pacific Ocean are located to the south of the property. The topography of the parcel slopes down approximately four feet between the street and the railroad tracks.

The site is zoned Single Family Residential (6-R-1) and has a Low Density Residential (LDR) land use designation. The project is located in the Coastal Appeals (CA) Overlay district. The CA Overlay district means that any future final local action by the City on this project may be appealed to, or by, the California Coastal Commission (CCC).

PROJECT ANALYSIS

Carpinteria Municipal Code

The project is located in the 6-R-1 Single Family Residential zoning district and is subject to the requirements of Carpinteria Municipal Code (CMC) §14.12. Single family residences are a permitted use in this zone district, subject to approval of a Coastal Development Permit. The following table and discussion identify the project's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (North/Calle Arena)	50 feet from centerline of street or 20 feet from the property line, whichever is greater. (50 feet from CL)	45 feet from the centerline of the street and 20 feet from the property line*
Sides (East and West)	10% of lot width (6.58 feet)	4.83 feet*
Rear (South)	15 feet	25 feet
Height	30 feet max.	25 feet max.
Building Coverage	35% max. (2,667 square feet)	33.3% (2,534 square feet)
Floor Area Ratio	40% max. (3,048 square feet)	39.5% (3,009 square feet)
Density	1 single family residence per legal lot	1 single family residence

*See legal nonconforming structures discussion below.

Legal Nonconforming Structures

Carpinteria Municipal Code §14.82.060- Nonconformance as to yards or height, states, *“if a building or structure is conforming as to use but nonconforming as to yards or height, said building or structure may be permitted by the planning commission to be enlarged, extended, moved or structurally altered; provided, that any addition or enlargement complies with the yard and height requirements of the district in which such building or structure is located; provided further, that no living quarters may be extended into an accessory building located in the front, side or rear yards by such addition or enlargement.”*

The existing residence that is proposed to be altered has an existing front yard setback of 20 feet from the front property line and a side yard setback of 4.83 feet, and the current 6-R-1 zone development standards require minimum setbacks of 20-feet from the front property line and 6.58-feet, respectively. The new addition areas would comply with the required setbacks. As such, the proposed project complies with CMC §14.82.060 since the portions of the project that lie within the setbacks will be replaced or structurally altered, but not expanded or enlarged.

Conditional Use Permit

Chapter 14.82 of the CMC outlines the review process for projects involving a legal nonconforming use or structure. Carpinteria Municipal Code §14.82.010 of that Chapter sets out the general policy that physical alteration of an existing nonconforming use or structure is prohibited unless specifically authorized by the Municipal Code. Pursuant to CMC §14.82.061- Nonconformance of residential uses as to yards, height or parking, if a residential use of four or fewer dwelling units is conforming to use but non-conforming as to yards, height or parking, improvements which may result in prolonging the life of such nonconforming use may be authorized by the Planning Commission subject to a Conditional Use Permit. In considering and approving such a Conditional Use Permit, the Planning Commission must, at a minimum, make all of the following findings:

- a. *Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood;*
- b. *The habitable capacity of the unit or units will not be increased beyond that previously existing; and*
- c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The Conditional Use Permit (CUP) is a planning tool that allows the Planning Commission to exercise broad discretion over a proposed use or project, and in taking an action to approve or deny a project. Through the use of the CUP, improvements which prolong the life of a nonconforming structure including structural repairs, remodels, additions and similar new construction to residential units, can be made subject to the imposition of appropriate project conditions of approval. This proposal involves the full demolition of the existing residence with the exception of a few segments of wall along the northern and eastern portions which are located within the current setbacks. These portions of the residence would be reconstructed, including a new roof structure, within the existing footprint. In order

to approve the project as currently designed, the Planning Commission must be able to make all of the necessary findings for approval. Alternatively, given the extensive and near total scope of the reconstruction, the project could be redesigned to meet current setback requirements and no longer trigger the requirement for a Conditional Use Permit.

Design Review

The proposal would result in a “comprehensive remodel” and second-story addition to the existing residence. A new two-car garage would be constructed and the entry would be relocated to the central portion of the front of the residence. The existing family room at the rear of the residence would be demolished and replaced with a 242 square-foot open covered patio. The eastern “wing” of the residence would be expanded towards the center of the property. The first floor would contain 2,064 square feet of living space and a 92 square-foot covered patio enclosed on three sides. The proposed 475 square-foot second story would be located over the center of the residence and would have a 197 square-foot covered balcony at the rear. A new raised deck would be constructed at the southwestern corner of the residence that would connect the two southern “wings” and create a courtyard space.

The proposed second story addition would have an open gable roof with a maximum height of 25-feet above the finished grade (or 23.5-feet above finished floor). The single-story portions of the residence would have open gable roofs with a maximum height of 13.75-feet above the finished grade (or 12.25-feet above finished floor). The first and second stories would be connected by hipped roof sections. The first floor would have plate heights of eight feet on the sides, with eight-foot-11-inch plates in the central portion under the second story. The second story would have a nine-foot plate height with vaulted ceilings. The second story would be “wedding-caked” above the first floor; it would be stepped back 16-feet from the east side, 18.75-feet from the west side, and 5.25-feet from the front of the residence.

The proposal would include new exterior colors and materials on the residence. The body would be smooth white stucco. The windows, trim, fascia, and eaves would be dark gray. The roof would be a dark gray standing seam metal roof. The exposed wooden beams and rafters would be stained with a light brown color. The new decking would be a bamboo composite in a reddish-brown color. The proposed exterior light fixtures would be a lantern style with opaque glass. The proposed colors and materials, including the exterior light fixture, can be found in Attachment C. Preliminary color renderings of the proposal can be found in Attachment D.

A landscaping plan has been prepared for both the front and back yards of the residence. The improvements to the front yard would include a new 42-inch-tall picket fence, a new driveway with permeable pavers, new pathways to the front entry, three new trees, a lawn area, and perimeter plantings. The improvements to the back yard would include another larger lawn area, four palms, perimeter plantings, and a new four-foot-tall wooden fence along the property lines.

The proposal would have a building coverage of 33.3% and an FAR of 39.5%, which are both nearly reaching the respective maximum allowances. Additionally, the proposal would have a perceived building coverage of 36.4% and a perceived FAR of 45.2% due to the roofs over the covered patio and covered balcony. The covered patio and covered balcony would not be visible

from the street, but they would be visible in public views from Amtrak passengers and the State Park. For comparison, the existing residence has a building coverage and FAR of 29.3%.

Given the predominant single-story character of the area, and the historical controversy over two-story homes in this neighborhood, the height, size, and massing of the proposed second-story addition is a concern to staff. **The Board should comment on the height, size, and massing of the preliminary design for the project.**

General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan/Coastal Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 5 ("Concha Loma Neighborhood"). Residential design guidelines have also been developed and adopted by the City Council for this neighborhood. A summary and analysis of key Community Design Element policies and neighborhood design guidelines that are relevant to this project are provided below.

Citywide Community Design Objectives and Policies

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

The vernacular architectural style of the residence is similar to other homes in the neighborhood. Additionally, other homes in the vicinity also have second stories. The proposed second story is "wedding-caked" above the first floor in the preferred method, but the maximum height of 25-feet above finished grade would be taller than other existing (and proposed) residences in the area. For reference, the proposed new residence next door at 5559 Calle Arena was presented to the ARB with a maximum height of 24.3-feet above finished grade and the newly constructed residence at 5567 Calle Arena has a maximum height of 21.7-feet above finished grade. As such, the design could be revised to lower the central plate heights, and thus, lower the overall height.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Intermittent mountain and ocean views are available from Calle Arena in this area. The existing residence largely blocks public views of the ocean from Calle Arena. The proposed second story would minimally alter public views of the mountains over the property from the south, but would not further impact the existing public view corridors of the ocean any more than the existing residence or other development in the area.

Objective CD-5: *The streets of neighborhood interiors should be designed to be 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 generally be avoided.*

The proposed remodel would relocate the front entry to a more prominent location in the central portion of the front of the residence. A new pathway would be installed to lead to the front entry, which would give a welcoming street presence. The front yard would be enclosed with a 42-inch-tall picket fence, which would define the edge of the yard while still maintaining an open feeling from the street. The change in scale of the resultant residence would, however, be a departure from the dominant character of the homes on Calle Arena, particularly those on the ocean side of the street. Efforts to further reduce the height and prominence of the contemplated second story addition could help to address these concerns.

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.*

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

The proposed exterior light fixture is shown on the proposed colors and materials board in Attachment C, and it appears to be night-sky friendly. Should the project be approved by the Community Development Director, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy. **The Board should comment on the proposed exterior light fixture.**

Subarea 5 Objectives and Policies

Objective CDS5-2: *Preserve the existing residential neighborhoods and their unique characteristics, and ensure that new development enhances the neighborhood character.*

Objective CDS5-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods and consistent with the City’s “small beach town” image.*

As discussed previously, the contemplated architectural style is similar to other homes in the Concha Loma neighborhood. However, two-story development, while allowed in this neighborhood

by the City, continues to be controversial. On recent past projects, significant effort has been put into trying to minimize the visual prominence of new two-story construction through careful placement, massing, and use of split level plans and topography, in an effort to preserve the largely single story character of the neighborhood. The current proposal concentrates the second-floor mass over the center of the residence in the preferred “wedding-cake” manner, however the height would likely result in a visually very prominent second story mass.

Implementation Policy 53: *The existing pattern of setbacks should be preserved. Additions to existing houses, or new houses, should match the front yard setbacks of the houses on adjacent lots, or the “stringline” between them in the case of differing setbacks.*

Implementation Policy 54: *The existing one-story scale of buildings in the subarea should be preserved. Second floors, where permitted by zoning, should be set back from the first-floor facade with extensions of one-story roof elements, or other suitable architectural elements that reinforce the one-story scale of the facade.*

Portions of the existing residence which would be significantly remodeled/reconstructed are set back 20-feet from the street, which is comparable to the setbacks of other older homes in the neighborhood. The proposed two-car garage addition would be set back 25-feet from the street, which complies with the current zoning requirements and would be consistent with other newer development in the area. The proposed second story would be centered over the residence with single-story elements surrounding it on three sides, but could become more “nestled in” with lower plate heights or other design alterations.

Concha Loma Neighborhood Residential Design Guidelines

DG 6: *Entrances should be oriented toward the street through the use of porches, walkways, and forward-facing front doors. Hedges and structures in front yards should be low in height and adequately set back to allow visibility of homes from the street. Front yard outdoor living spaces are encouraged.*

DG 7: *Where unique or varied architectural styles are proposed, design review should ensure compatibility with the neighborhood. Variation in architecture is not discouraged in the Concha Loma Neighborhood, but should be compatible with the established mass and scale.*

DG 8: *The size, scale and form of buildings, and their placement on a parcel, should be sensitive to the scale and character of the predominantly one-story character of the Concha Loma neighborhood.*

DG 9: *Existing one-story buildings should be preserved. Where second floors are proposed, they should be set back from the first-floor facade and should include extensions of one-story roof elements or other suitable architectural elements that reinforce the one-story scale of the facade. Architectural components should feature articulated roof and wall planes as appropriate.*

The project design with the relocated entry and new landscaping and hardscape improvements in the front yard would enhance the street presence of the residence. However, as mentioned above, the height and prominence of the second story portion of the proposal would be out of character with other homes in the area. The proposal could be revised with lower plate heights or other design alterations to become more compatible with the other existing two-story homes in the neighborhood. A revised design could also explore an expanded single-story design, which could further reduce or eliminate the second story altogether.

DG 11: *Windows and doors should be consistent in design with the theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG 12: *The use of bay windows, dormers, balconies, covered porches and other decorative elements providing building articulation is encouraged when appropriate to the architecture, particularly when these elements are oriented toward a public street or break up a façade of more than 20 feet.*

The preliminary plans show smaller, typical residential sized windows on the front, east, and west elevations. The rear elevation includes several large windows and doors which would maximize ocean views for the occupants without impacting the privacy of the neighbors. It appears that the windows, doors, and rear balcony have been placed to balance aesthetics and privacy.

DG 13: *Muted or earth tones should be used to achieve consistency with surrounding residences.*

DG 15: *A cohesive mixture of materials is welcomed.*

DG 16: *Roofing materials and colors should be compatible with those in the existing neighborhood and with the architectural style of the residence.*

The proposed materials are typical for the style of architecture, and metal roofs are becoming increasingly popular. The proposed materials would have muted colors which would be compatible with the neighborhood. The proposed “black-and-white” exterior color scheme is commonplace, and could be enhanced with an accent color on the front door or other location(s) to give the residence a distinct individual character.

DG 19: *Main entrances should be oriented to the street. Porches, landings and walkways should be incorporated into the frontage design.*

DG 22: *Open 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.*

DG 23: *Fences in the front yard should be constructed of decorative materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided.*

DG 24: *Fences should be set back a minimum of two feet from the back of sidewalk or property line to allow for planting between the right-of-way and the fence.*

As discussed previously, the front entrance would be relocated to the central portion of the residence with new landscaping and a pathway from the street. The front yard would be enclosed with a 42-inch-tall picket fence. The new fencing is currently shown on the front property line, and is not set back from the street to allow for landscaping to be planted in front of the fence.

DG 25: *Landscaping that is drought tolerant or native to the region is preferred. Invasive plants should be avoided.*

DG 26: *Attractive landscape frontage designs should be maintained. New development should be carefully planned with landscaping that maintains and enhances the quality of the streetscape.*

DG 27: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 28: *Permeable materials are encouraged for all driveways and parking areas and other hardscape areas to reduce runoff.*

The landscaping plan appears to propose a palette of primarily low water use plants, with irrigated lawn in the front and rear yards. As discussed above, the proposal includes new landscaping and hardscape in the front yard to enhance the street views of the project. The new hardscape elements, primarily the driveway and pathways, have been designed to be permeable to reduce runoff. Additional proposed stormwater control and runoff measures can be found on Sheet A1.1 of the plans. **The Board should comment on the proposed landscaping plan and selected plant palette.**

DG 31: *Where privacy is a concern, window placement, size, height and the use of glazing with limited transparency are encouraged to minimize impacts.*

DG 32: *Second story windows should be placed to avoid looking directly into the major indoor/outdoor living areas (e.g., primary yard areas, family/living areas) of adjacent residences.*

DG 33: *Second story or rooftop decks or 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 include the placement and design of adjacent structures, significant setbacks from adjacent properties or orientation of the deck or balcony toward the front of the property.*

As mentioned previously, the preliminary plans show smaller, typical residential sized windows on the front, east, and west elevations with larger windows and doors facing the rear. It appears that the windows, doors, and rear balcony have been placed to balance aesthetics and privacy.

The Board should comment on the massing, height, size, architectural style, neighborhood compatibility, proposed landscaping/hardscape, and proposed colors & materials.

SUMMARY OF ISSUES

- Size and massing of the proposed additions to the residence;
- Second story prominence, placement, design, and height;
- Window sizes and locations;
- Proposed landscaping plan and plant palette;
- Front yard fence location and design;
- Architectural style;
- Proposed colors and materials, including exterior lighting; and
- Neighborhood compatibility.

RECOMMENDATION

The Board should receive public testimony and provide comments to the applicant and staff. If the Board feels the project meets the applicable design criteria, the Board may recommend preliminary approval to the Community Development Director.

ATTACHMENTS

Attachment A- Preliminary Architectural Plans

Attachment B- Story Pole Plan, Certification, and Photographs

Attachment C- Proposed Colors and Materials

Attachment D- Preliminary Renderings

Attachment A
Preliminary Architectural Plans

Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Preliminary ARB Review
September 14, 2023

5557 CALLE ARENA
ADDITION AND ALTERATIONS

TED MEEDER
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CARPINTERIA, CA 91006
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THIS PROJECT CONSISTS OF ADDITIONS AND ALTERATIONS TO A SINGLE FAMILY HOME TO INCLUDE A NEW SECOND STORY WITH A CHANGE IN OVERALL BUILDING HEIGHT FROM 12'-2" TO 25'-9". A NET GARAGE REDUCTION OF 18 S.F., A NET INCREASE IN LIVING AREA OF 728 S.F., A NEW SECOND FLOOR COVERED BALCONY OF 203 S.F., AND 104 S.F. OF NEW REAR DECK, (218 S.F. COVERED). NEW LANDSCAPING WILL BE INSTALLED IN THE FRONT AND REAR YARD TOTALING 240 S.F. THERE IS NO GRADING IN THIS PROJECT. ALL CONSTRUCTION WILL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA FIRE CODE, THE 2022 CALIFORNIA ENERGY CODE, AND THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

SITE INFORMATION:

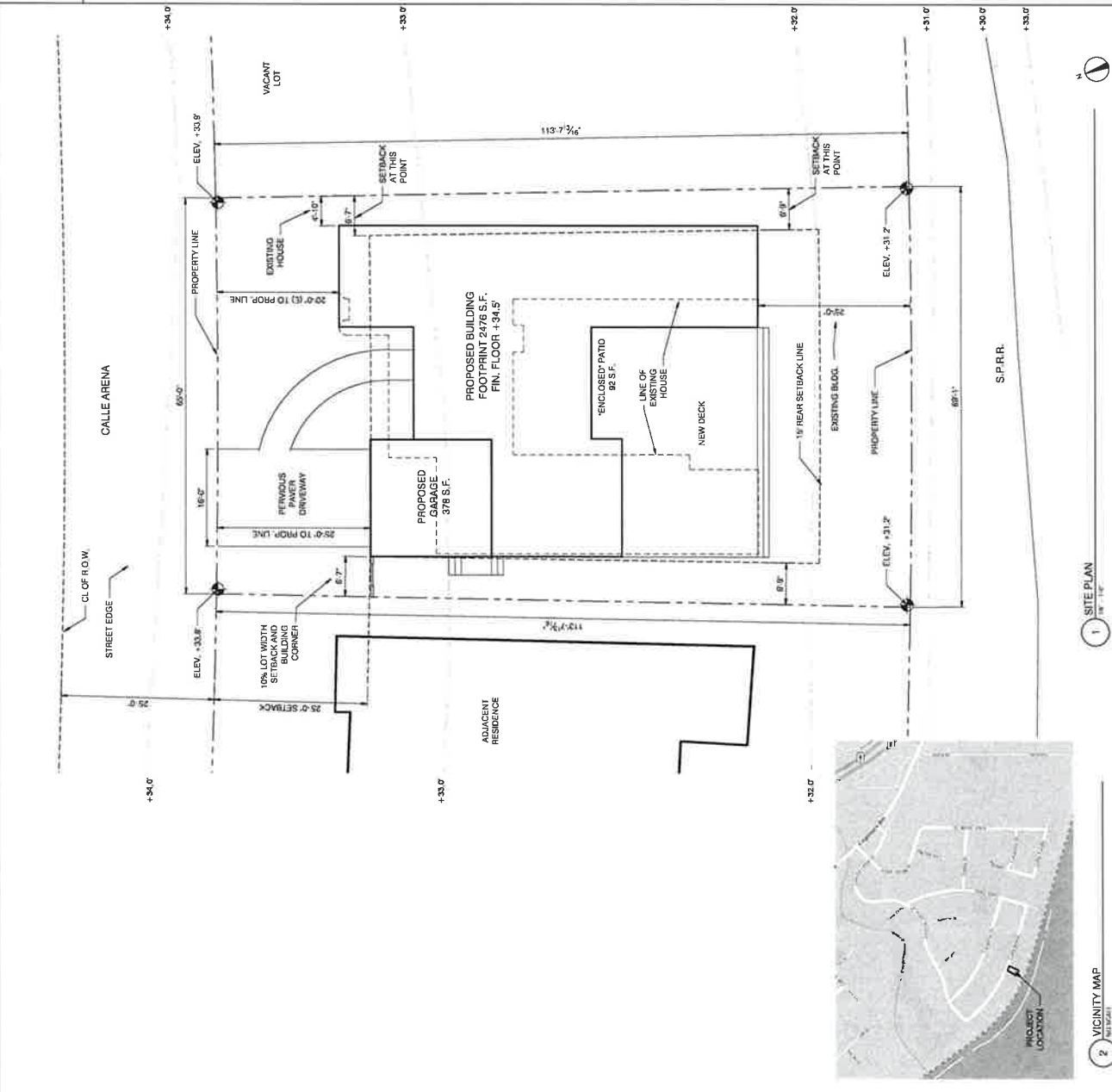
OWNER: TYLER AND JESSICA MAYER
ADDRESS: 5557 CALLE ARENA, CARPINTERIA, CA 91003
APN: 805-418-5565
ZONING: 6-R-1
SLOPE: 2%
HIGH FIRE HAZARD AREA: NO
HILLSIDE/MIDLINE AREA: NO

PROJECT STATISTICS:

PROP. CONST. TYPE	VB
PROP. OCCUPANCY	R 3
EXISTING AREAS	NET:
EXISTING RESIDENCE	1740 S.F.
EXISTING ATTACHED GARAGE	380 S.F.
EXISTING BUILDING TOTAL	2120 S.F.
PROPOSED AREAS	
PROPOSED RESIDENCE GROUND FLOOR	1858 S.F.
PROPOSED NEW SECOND FLOOR	428 S.F.
PROPOSED ATTACHED GARAGE	341 S.F.
PROPOSED NEW GARAGE	2841 S.F.
PROPOSED BUILDING FOOTPRINT	2480 S.F.
PROPOSED 'ENCLOSED' REAR PATIO FOR F.A.R.	2546 S.F. = 33.70%
PROPOSED CARP. CITY LOT COVERAGE	3045 S.F. = 39.63%
PROPOSED CARP. CITY F.A.R.	
EXISTING PARKING	1 COVERED SPACE
PROPOSED PARKING	2 COVERED SPACES
PROPOSED GRADING	NONE OUTSIDE OF BUILDING FOOTPRINT
PROPOSED NEW LANDSCAPING	240 S.F.

DRAWING LIST: PLANNING APPROVAL

- A1.0 SITE PLAN AND PROJECT INFO
- A1.1 STORMWATER CONTROL PLAN AND DETAILS
- A1.2 LANDSCAPE PLANTING PLAN
- A2.0 EXISTING FLOOR PLAN AND DEMOLITION
- A2.1 PROPOSED FLOOR PLAN AND DEMOLITION
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2.3 PROPOSED SECOND FLOOR PLAN
- A3.1 EXISTING AND PROPOSED ELEVATIONS
- A3.2 EXISTING AND PROPOSED ELEVATIONS
- A3.3 BUILDING SECTIONS
- A3.4 BUILDING SECTIONS



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

2 VICINITY MAP
1/8" = 1'-0"



A1.0

PROJECT INFO
SITE PLAN
VICINITY MAP

SCALE: AS NOTED
DATE: 8/25/21
SHEET # 1
REV. # 1

LOW IMPACT DEVELOPMENT (LID) MEASURES:

1. LIMIT DISTURBANCE OF NATURAL DRAINAGE FEATURES:
THIS LOT HAS NO DRAINAGE FEATURES OTHER THAN 2% SLOPE TOWARD THE SOUTH LOT LINE, WHICH SHALL NOT BE ALTERED
2. LIMIT CLEARING, GRADING, AND SOIL COMPACTION
THIS PROJECT DOES NOT INCLUDE ANY GRADING OR COMPACTION OUTSIDE THE BUILDING FOOTPRINT

3 MINIMIZE IMPERVIOUS SURFACES.
THE DECKS IN THIS PROJECT SHALL BE PLANKED WITH GAPS AND LOCATED
OVER PERVIOUS SOIL.

4. RUNOFF REDUCTION MEASURES
THE DRIVEWAY SHALL BE PERMEABLE PAVEMENT AS SHOWN IN DETAIL 2 (BMP # 1) ON THIS SHEET.
DOWNSPOUTS SHALL BE DISPERSED TO PLANTED AREAS AS SHOWN ON THIS SHEET.

[illegible]STORMWATER
CONTROL PLAN

SCALE
DATE
SITE ET FILE
PLU # LES

A1.1



PLANTINGS (W-555) GOLF AREA			
	Many of the flowers	remains	1/24/21
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
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	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1
	Along path/road	Spring, 2021	1

TED MEEDER

ARCHITECTURE

1122 VALLECITO RD.

CARPINTERIA, CA 93013

TECH@MEEDER.COM

(805) 884-1288

STATE OF CALIFORNIA

CONTRACTOR

1122 VALLECITO RD.

CARPINTERIA, CA 93013

TECH@MEEDER.COM

(805) 884-1288

NOTE: DRAWING IS MADE ONLY FOR THE PURPOSE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

5557 CALLE ARENA

ADDITION AND

ALTERATIONS

TWOAD JOB #

01/24

SCALE

AS NOTED

DATE

9/25/21

SHEET FILE

REF FILES

EXISTING FLOOR PLAN

FLOOR PLAN

DEMOLITION PLAN

A2.0

REMOVE ALL ROOFS, DOORS AND WINDOWS

REMOVE WALLS

REMOVE FENCE

EXTERIOR WALL TO REMAIN

BEDROOM

BATH

BEDROOM*

BATH

BEDROOM

LIVING ROOM

KITCHEN

DINING

DECK

DECK

GARAGE

FAMILY ROOM (TO BE DEMOLISHED)

LEGEND:
—— EXISTING WALLS
- - - - TO BE REMOVED

1 EXISTING FLOOR PLAN WITH DEMOLITION SHOWN DASHED

1/8" = 1'-0"

1122 VALLECITO RD. CARPINTERIA, CA 93013
TECH@MEEDER.COM (805) 884-1288

5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TWOAD JOB # 01/24

SCALE AS NOTED
DATE 9/25/21
SHEET FILE
REF FILES

EXISTING FLOOR PLAN
FLOOR PLAN
DEMOLITION PLAN

A2.0

TED NEEDER

ARCHITECT

1127 VALLECITO BLVD.

CARPINTERIA, CA 93513

TEL: 805.684.1250

FAX: 805.684.1258

NOTE: GROUP B VALID ONLY IF SET APPROVED. THIS SET IS FOR THE PROPOSED ADDITION AND ALTERATIONS TO THE EXISTING STRUCTURE. THE EXISTING STRUCTURE IS NOT TO BE DEMOLISHED OR MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE EXISTING STRUCTURE IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

5557 CALLE ARENA

ADDITION AND ALTERATIONS

NAME: JOB #

ISSUED FOR

PROPOSED SECOND FLOOR PLAN

SCALE

AS NOTED

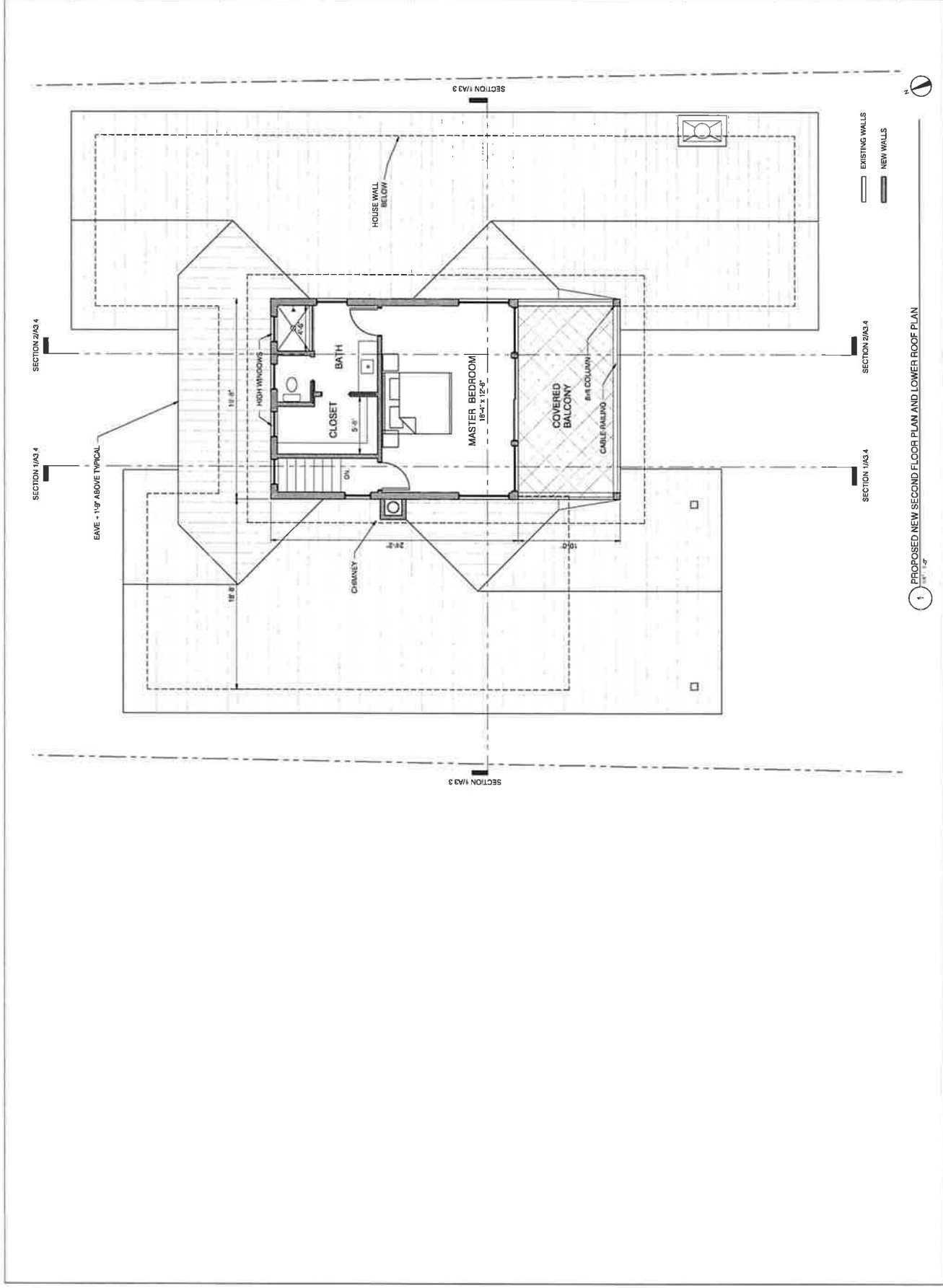
DATE

9/29/21

SHEET FILE

REF FILES

A2.2



ROOFING TO BE PETERSEN ALUMINUM "SNAP CLAD" METAL STANDING SEAM .040" ALUMINUM
SMOOTH PANELS WITH 1-3/4" VERTICAL SEAM AT 12' O.C.
PROVIDE RIDGE VENT SYSTEM AT ALL HORIZONTAL RIDGE CONDITIONS
COLOR TO BE "SLATE GRAY" NON METALLIC NON REFLECTIVE FINISH
ROOFING IS NONCOMBUSTIBLE "CLASS A" AND ICC E-1 LISTED #ECL 1300



1. AREAS OF FLAT GROUND SHALL HAVE ROOF VENTS - 50% OF THE REQUIRED VENTS SHALL BE LOCATED NOT MORE THAN 3' BELOW THE HIGHEST POINT OF THE ROOF. THIS REQUIREMENT IS SATISFIED BY THE CONTINUOUS RIDGE VENTS TO BE PROVIDED
2. FREE AREA REQUIRED = NO ATTIC FLOOR AREA. $2068 \text{ SF} \times .75 (\text{Eq. } 1) = 1559 \text{ SF}$. 20% IN 100% OF THE REQUIRED AREA IS PROVIDED AT THE RIDGE VENT. RIDGE VENTING SHALL PROVIDE A MINIMUM OF 15 SQUARE FEET OF FREE AREA PER LINEAL FOOT OF RIDGE (OR 5 FEET OF VENT REQ.)
3. AREAS OF VALLEYED CEILINGS SHALL HAVE JOINTS, WITH A 30 INSULATION PROVIDED BY CLOSED CELL CYCLING SPARK BOARD INSULATION
4. WOOD ASSEMBLIES MUST BE CORROSION RESISTANT PER MECA UH-21 AND UH-2. MAX. X JOINTS, TO RESIST INTRUSION OF EMBERS PER SIC CR 817 #3.



A2.3

TED MEEDER
ARCHITECTURE

1127 VALLEJO RD.
DUBLIN, CA 94568
TEL: 925-835-1200
WWW.TEDMEEDER.COM
(925) 835-1288



NOTE: DRAWN BY: T.M. DATE: 11/15/2017
CHECKED BY: T.M. DATE: 11/15/2017
APPROVED BY: T.M. DATE: 11/15/2017

5557 CALLE ARENA
ADDITION AND
ALTERATIONS

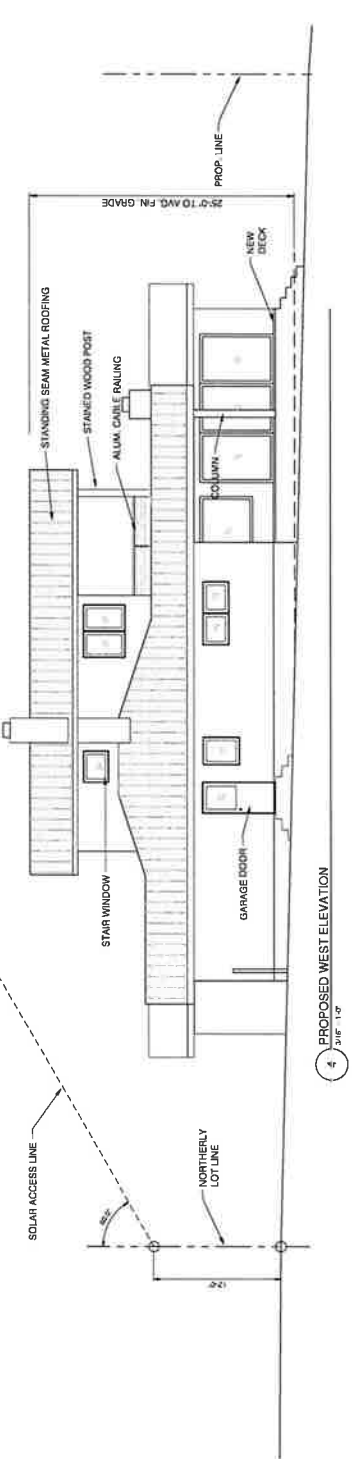
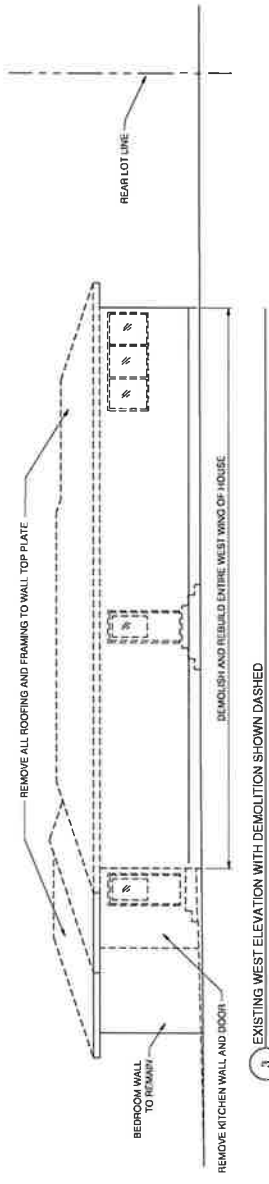
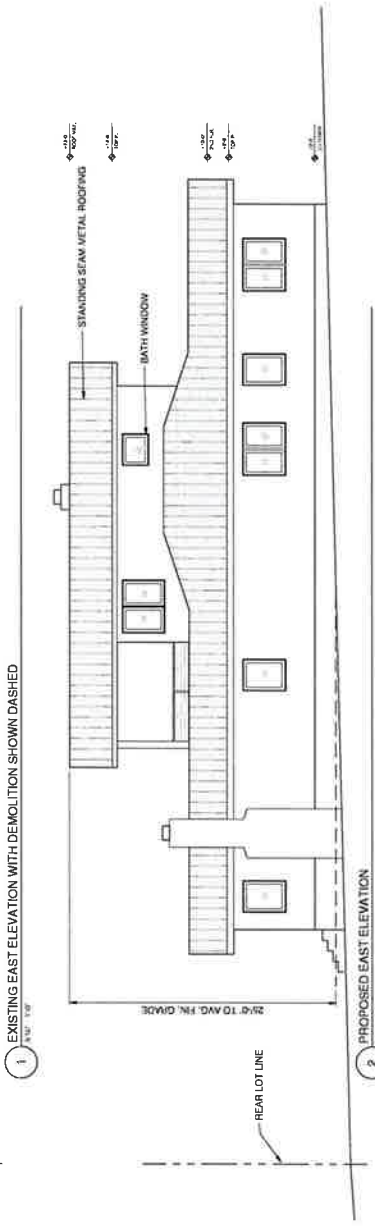
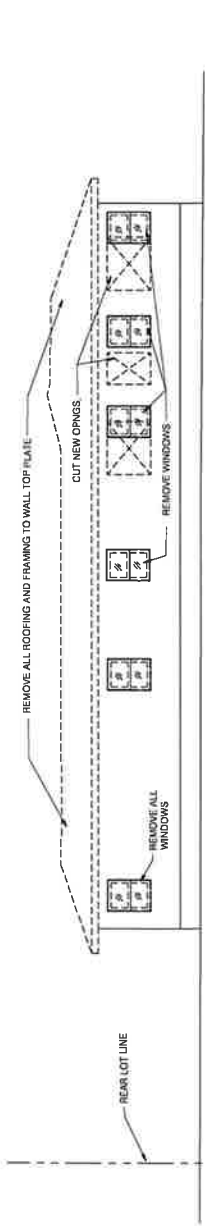
TMAAD JOB #

DATE: 11/15/2017

EXISTING AND
PROPOSED
ELEVATIONS

SCALE: AS NOTED
DATE: 11/15/2017
SHEET # 1
REV: 1/25

A3.2



Attachment B

Story Pole Plan, Certification, and Photographs

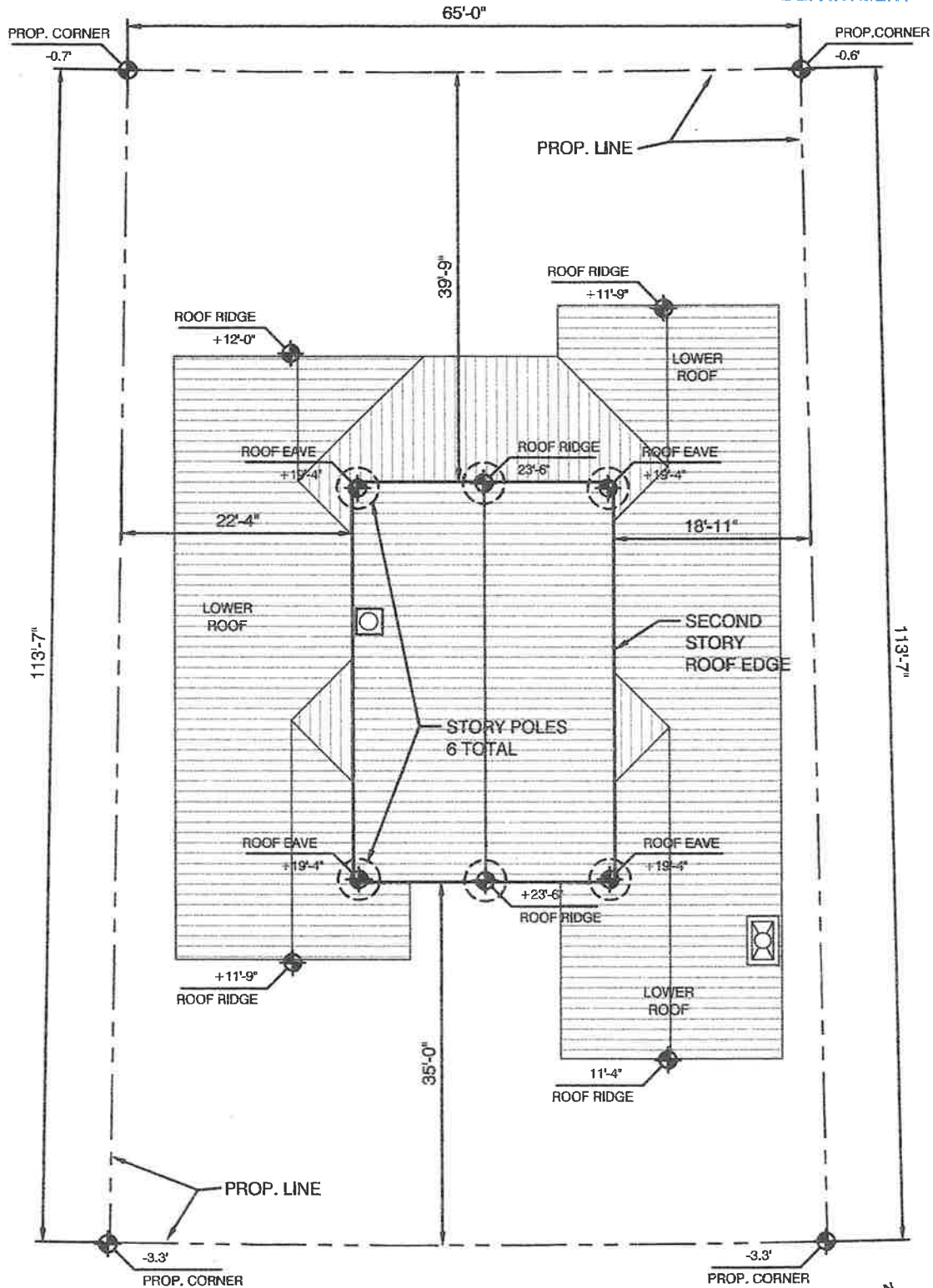
Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Preliminary ARB Review
September 14, 2023

RECEIVED

MAY 26 2023

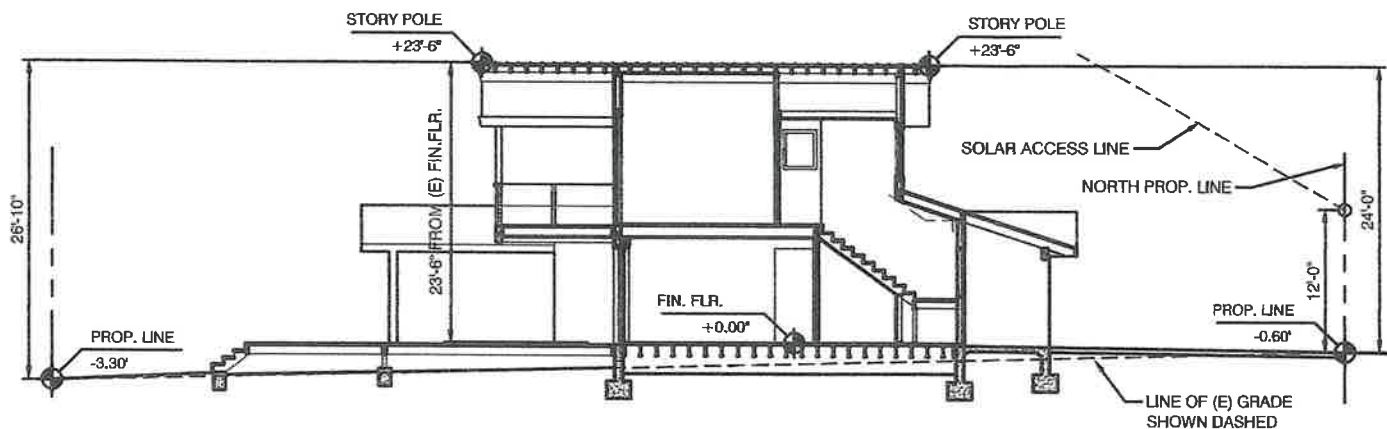
CALLE ARENA

COMMUNITY DEVELOPMENT
DEPARTMENT



ALL ELEVATIONS RELATIVE TO EXISTING FINISH FLOOR ELEVATION +0.00'

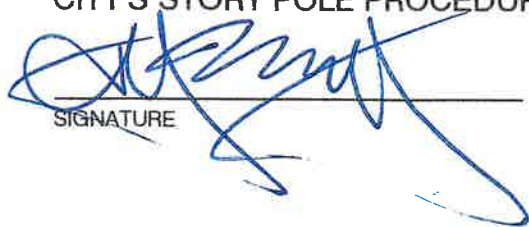
1 STORY POLES PLAN - 5557 CALLE ARENA -
NO SCALE



2 SCHEMATIC SECTION - 5557 CALLE ARENA
NO SCALE

STORY POLES WAIVER

I, TYLER MAYER, HEREBY ABSOLVE THE CITY OF CARPINTERIA OF ANY AND ALL LIABILITY ASSOCIATED WITH THE INSTALLATION OF, OR DAMAGE BY, THE TEMPORARY STORY POLES THAT I WILL ERECT IN COMPLIANCE WITH THE CITY'S STORY POLE PROCEDURES.


SIGNATURE

4-23-2023
DATE

RECEIVED
MAY 26 2023
COMMUNITY DEVELOPMENT
DEPARTMENT



June 27, 2023

Tyler Mayer

5557 Calle Arena
Carpinteria, CA
003-382-011

Re: Story Pole Certification:

We have surveyed the story poles at the above address and have found they are horizontally and vertically in conformance with the approved set of plans.

We measured the pole heights to 23.5 feet above the finish floor.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wenzel', written over a faint circular stamp.

James Wenzel
L.S. 9209

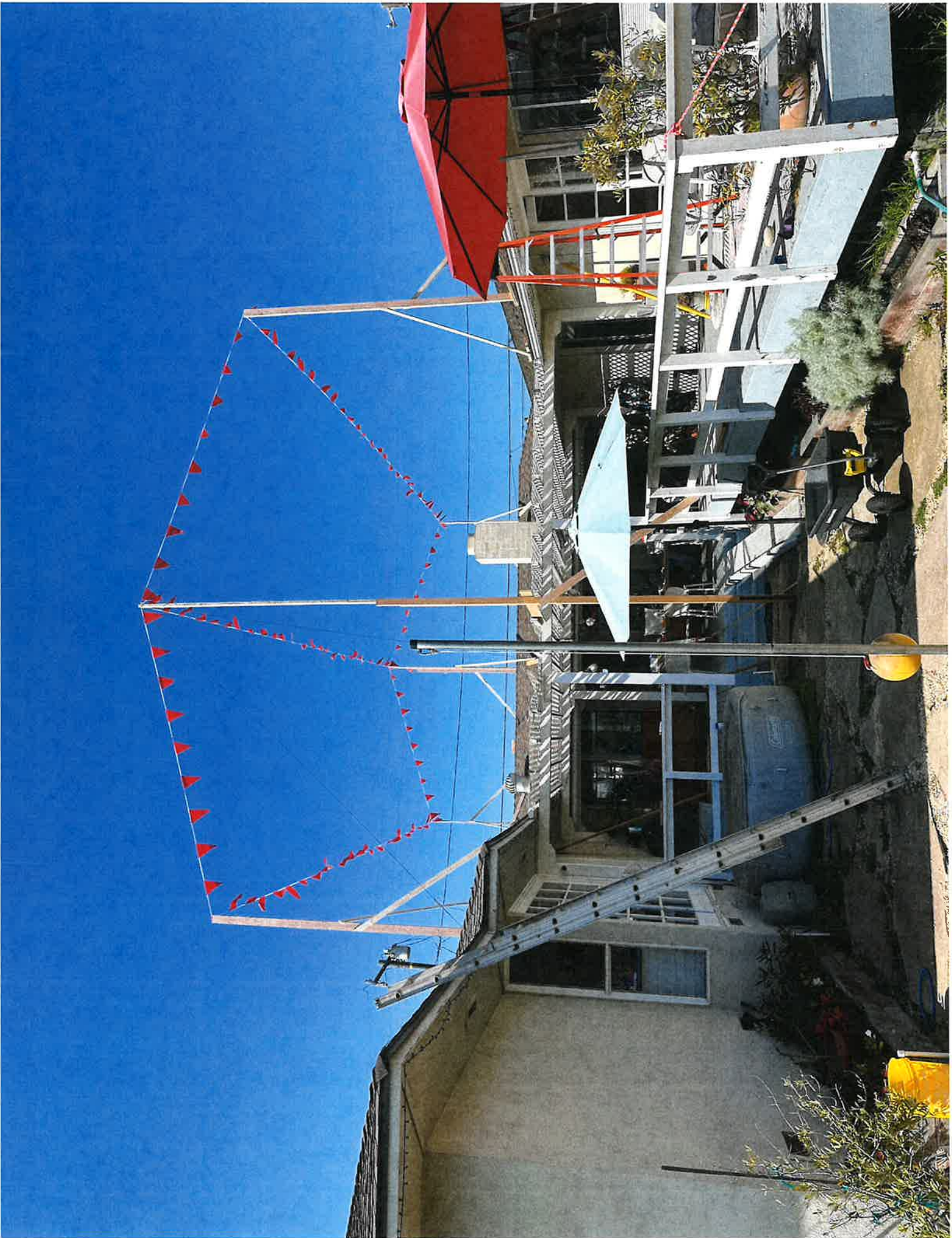


P.O. Box 82, Atascadero, CA 93422
1727 State Street, Suite 25, Santa Barbara, CA 93101
WWSurveying.com
(805) 681-1615
WW Surveying, Inc









Attachment C
Proposed Colors and Materials

Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Preliminary ARB Review
September 14, 2023

5557 Calle Arena Addition and Alterations
Color and Materials



Fascia Trim & Eaves
Benjamin Moore 2127-30



Standing Seam Metal Roofing
Pac-Clad "Musket Gray"



Decking
Tru-Organics Bamboo Composite
Color: "Sedona"



Beams and Rafters
Benjamin Moore Semi Trans
Stain "Rustic Taupe 999"

5660

Outdoor Wall Sconce

Job Name: _____

Type: _____

Quantity: _____



RECEIVED

MAY 26 2023

COMMUNITY DEVELOPMENT
DEPARTMENT

Ordering Information

SKU	Finish	
5660	ORB	Oil Rubbed Bronze
	BK	Black

Qualifications

Safety Rated	Wet Location
Warranty	www.elighting.net/warranty
DLC	
Workhorse	

Construction

Material	Die Cast Aluminum
Lens/Diffuser	Amber Glass

Dimensions

Height	11"
Width	7"
Extension	7"
ADA	

Lamping Specifications

Socket	# of Sockets	Light Source	Recommended Lamp	Included	Dimmable	Voltage	Wattage	Lumens	Color (K)	CRI	Rated Hrs.
E26	1	Incandescent	B11018	No	Yes	120v	60	645	27	97	750
GU24	1	CFL	LVC-13-SP-27	No		120v	13	600	27	82	10,000
GU24	1	LED	B2107	No		110v-277v	7	700	28	75	50,000



sales@elighting.net 972-231-8882

Product specifications are subject to change without notice

Attachment D
Preliminary Renderings

Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Preliminary ARB Review
September 14, 2023



